

**8649 118 Avenue
Grande Prairie, Alberta**

MLS # A2293668



\$714,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,311 sq.ft.	Age:	2009 (17 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage		

Inclusions: Garage Heater

Massive and elegant freshly professionally painted 6 Bed 4 Bath 2311sq-ft fully developed 2 storey home with heated triple car garage situated on a quiet street in desired Copperwood. As you will pull up to your new home you will appreciate the exterior aesthetic look it boasts, and sheer size of driveway with exposed aggregate with no lack of storage/parking space. Spacious tiled entry way welcomes you with must have coat closet, with magnificent high ceilings. Off the entry way is a family room with formal dining, that leads into the stunning kitchen with quartz counter tops, must have kitchen island with bar stool seating, and corner pantry. Open concept defined between the kitchen, main dining, and living room. Living room is complimented nicely but gas fireplace, and grand windows. Remainder of main floor is completed with full bathroom, and bedroom. Heading up your Cinderella like stairway to upstairs that hosts the master bedroom oasis with walk in closet, full en-suite with both shower and soaker tub. Upstairs is completed with two more large bedrooms and full bathroom. Basement is fully finished with massive third living room, two more bedrooms, full bathroom, and utility + storage room (hot water tank replaced in 2025). Attached heated triple car garage is everyone's dream for winter parking, storage space, or any hobbies your heart desires. Back yard is fully fenced, and complimented by covered deck. Book your viewing today as this home sheer size and space will please, whether your looking for numerous bedrooms, garage / parking space, or entertainment space this home checks all the boxes, and these owners are the only second owners!