

11826 86A Street  
Grande Prairie, Alberta

MLS # A2303266



**\$459,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Copperwood                              |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bungalow                                |               |                   |
| <b>Size:</b>     | 1,218 sq.ft.                            | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 4                                       | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum, Tile, Vinyl   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Jetted Tub, Pantry, See Remarks, Storage, Walk-In Closet(s) |                   |    |

**Inclusions:** Garage Door Opener

DIRHAMS Aspen Bungalow - Only 2 Owner Home - With Finished Basement With A Kitchen - 4 Bed - 3 Full Bath Home - You'll appreciate the tiled entry way with coat closet on your right. You will be presented with the first bedroom on your left that has ample closet space & beside it a full bathroom. Next to that is the huge master bedroom with walk-in closet, gorgeous ensuite featuring 2 sinks, jet tub & double shower. Super popular layout being wide open concept. Kitchen showcases an island with raised eating bar, tile backsplash, gas stove, walk-through pantry, plenty of cabinets & counter space. A Walk through pantry leads to your main floor laundry & garage entrance for the ultimate convenience. This basement mother in law suite takes it to a whole other level. Professionally done with every single detail taken into consideration. Modern finishings from top to bottom; full bathroom with claw foot tub, imported tiles, accent beam, stunning color choice, two big bedrooms one which has his/her closets. Attached 22x24 double car garage is insulated and finished. Back yard is compliment by large entertaining deck, fire pit and fully fenced. Book your viewing today on this desired layout of a bungalow in quiet Copperwood.