



**GRASSROOTS**  
REALTY GROUP

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**11910 Copperwood Road**  
**Grande Prairie, Alberta**

**MLS # A2206592**



**\$417,500**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Garden		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Wired for Sound		
<b>Inclusions:</b>	Shed, Garage Heater		

This show home&ndash;worthy property is loaded with upgrades and designed for modern living. The open-concept main floor features a stylish kitchen with granite countertops, a gas stove, eating bar, and large pantry&mdash;ideal for both everyday life and entertaining. You&rsquo;ll love the warm, rich hardwood flooring, the elegant coffered ceiling, and the built-in ceiling speakers that bring extra ambiance to the living space. The primary suite offers a walk-in closet and private ensuite, while the heated garage adds year-round comfort. Step outside to a fully landscaped yard with no rear neighbors, and enjoy the bonus of a park just across the street&mdash;this one truly has it all.