

**11814 87 Street**  
**Grande Prairie, Alberta**

**MLS # A2169504**



**\$444,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** N/A

Stunning modified bi-level in Copperwood on CORNER LOT, NO REAR NEIGHBOURS and RV PARKING!! Step inside to a spacious entryway with access to the heated 2-car garage. Upstairs, the open-concept layout showcases a bright living room, dining area, and a modern kitchen, complete with all stainless steel appliances. The kitchen features granite countertops, a large island with an eat-up bar, a farmhouse sink, a stylish white backsplash, sleek black hardware and a corner pantry. The living room is anchored by a custom electric fireplace, creating a cozy focal point. Just off the dining room, you'll find access to the 2-tier permanent deck, perfect for outdoor overlooking the backyard with no rear neighbors. Above the garage is the master bedroom, offering a spacious walk-in closet and a 3-piece ensuite with a sleek glass shower. Both the main floor bathroom and ensuite boast the same granite countertops and black hardware as the kitchen. The lower level boasts a bright and expansive family room with a second electric fireplace, an additional bedroom, and the laundry room. This home is also equipped with A/C, ensuring comfort year-round. Don't miss your chance to own this beautiful home!