

**8685 122 Avenue  
Grande Prairie, Alberta**

**MLS # A2184272**



**\$479,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Microwave, Range hood, dishwasher, washer dryer, GDO, AC, Garage heater

This stunning 1,650 sq. ft. modified bi-level, built by the renowned premium builder Unique Home Concepts, seamlessly blends modern elegance with thoughtful design. Situated on a lot with no rear neighbors, this home offers ultimate privacy and a sunny, west-facing backyard. From the moment you enter, the spacious and inviting front entrance, complete with a striking modern feature wall and contemporary lighting, sets the tone for the luxurious finishes throughout. The open-concept layout is both stylish and functional, featuring a large kitchen with quartz countertops, a generous island with seating, soft-close cabinetry, and a corner pantry. The expansive dining area flows seamlessly into the living space, which is anchored by a cozy fireplace and bathed in natural light from the above-grade windows—making it perfect for both relaxation and entertaining. The primary suite is a true retreat, offering a spacious walk-in closet and a spa-like ensuite with dual sinks, a luxurious soaker tub, and an executive shower. Two additional bedrooms and a second full bathroom complete the main floor, ensuring ample space for family and guests. Step outside to your private, south-facing backyard—a beautifully landscaped and fully fenced oasis with under-deck storage. The heated garage with epoxy flooring adds practicality and convenience, while central air conditioning and on-demand hot water provide comfort and efficiency year-round. The basement is ready for your personal touch, featuring tall ceilings, three large windows, and painted flooring. It offers endless potential to create additional living space, including two more bedrooms, a spacious recreational area, a laundry room, and abundant storage. This home shows better than new, with every detail carefully maintained. It is move-in ready, and quick possession is available. Don't

miss this rare opportunity to own an immaculate, executive home. Schedule your viewing today&mdash;this property won&rsquo;t last long!