



8645 121 Avenue
Grande Prairie, Alberta

MLS # GP213607



\$489,800

Division:	Copperwood		
Type:	House		
Style:	2 Storey		
Size:	2,096 sq.ft.	Age:	2019 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Possession:	Negotiable		
Garage:	Double		
Driveway:	Concrete		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	-
Basement:	Full	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	None	Maintenance Fee:	-
Features:	Countertop(s)-Granite, Countertop(s)-Quartz, Ensuite, Laundry-Main Floor, Sump		

Inclusions: Builder to provide appliance allowance of \$5,000, RPR, one year builders warranty, 10 year Alberta New Home Warranty, GDO+2 controls

Unique Home Concepts Peyton Plan (Job #527). Great location in a family friendly neighborhood close to schools and parks. OVERSIZED DOUBLE GARAGE is 28' deep so you can even park your truck inside. Living room boasts gas fireplace with built in helves on either side. Kitchen features quartz countertops, corner pantry, center island plus spacious dining room. Master bedroom has gorgeous ensuite and large walk in closet. Upstairs you will also find 2 more bedrooms, a full bathroom, nice bonus room as well as laundry room so there is no hauling clothes up & down the stairs. Basement has plenty of potential whether you are looking for a man cave/rec room or more bedrooms. Act soon and you can even pick your paint & flooring.