



8641 120 Avenue  
Grande Prairie, Alberta

MLS # A1031428



**\$534,800**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,315 sq.ft.	<b>Age:</b>	2020 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Near Shopping Center, Near Public Transit, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Unfinished, Walk-Out	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**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 - "Monte Carlo" (Job# 524) is located in Copperwood. This outstanding 2,315 sq. ft. 2 storey home features a beautiful open concept living area with large windows & gas fireplace. Kitchen is elegant with large island, corner pantry and spacious dining room. Upstairs includes a huge bonus room above garage with an incredible laundry room. Gorgeous master suite with walk in closet plus ensuite includes soaker tub and separate walk in shower. 2 more bedrooms as well as a full bathroom complete the upper level. Unfinished walkout basement has so much potential for your growing family. Act now to choose your colors & fixtures