



8637 122 Avenue
Grande Prairie, Alberta

MLS # A1031452

\$479,800



Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,381 sq.ft.	Age:	2020 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Near Shopping Center, Near Public Transit, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Concrete	Utilities:	-
Features:	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 - "Jaylee" (Job#530). Outstanding 2,381 sq.ft 2 storey home is located in Copperwood. This plan truly has it all; 4 bedrooms, large bonus room & 2nd floor laundry. Everything is on the top floor for your convenience! Open concept floor plan features gas fireplace in living room. Kitchen offers large island with eating bar area and sink plus very convenient walk thru pantry to the garage. Upper level features 4 large bedrooms & 2 full baths. Master bedroom has large walk in closet and a master ensuite with his and her vanity, soaker tub and large tiled shower. Basement is left undeveloped giving plenty of space for your family to grow. Oversized double garage means that even your truck can park inside. Act now to choose your colors & fixtures