



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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11801 86A Street  
 Grande Prairie, Alberta

MLS # A2190831



**\$439,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,805 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Nestled on a quiet street in Copperwood, this immaculate 1,800 sq ft, two-storey home is a true gem, featuring 5 rooms, 3.5 baths, and a bonus living room that are perfect for modern living. Designed with both functionality and comfort in mind, the main floor includes a convenient laundry room with garage access and a half bath. The kitchen boasts stylish cabinetry, stainless steel appliances, an island with an eating bar, and a walk-through pantry. The cozy living room, complete with a fireplace, overlooks the beautifully landscaped backyard, which offers no rear neighbors and a stunning two-tier deck—ideal for entertaining or relaxing. Upstairs, the bonus living room leads to a spacious primary bedroom with a luxurious ensuite, jetted tub, and walk-in closet, along with two additional bedrooms and a full bath. The fully finished basement offers generous living space with two bedrooms and a full bath. The fully fenced yard ensures privacy, while the front yard adds curb appeal. With a double attached garage, this home offers the perfect blend of comfort, style, and practicality. Schedule your viewing with your favorite realtor!