

**12002 Copperwood Road
Grande Prairie, Alberta****MLS # A2351802****\$459,900**

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,273 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Cleared, Front Yard		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Laminate, Tile**Roof:** Asphalt Shingle**Basement:** Full**Exterior:** Stone, Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** RS**Utilities:** -**Inclusions:** Remote, Curtains, Curtain Rods, Existing Blinds

Welcome to this beautifully designed 2012-built modified bi-level in the charming Copperwood subdivision, offering an attractive combination of stylish finishes, a fantastic floor plan, and the added bonus of no rear neighbours! Step inside to a spacious tiled entrance complete with a convenient front coat closet before heading upstairs to the bright and inviting open-concept main floor, where the kitchen, dining, and living areas flow effortlessly together. The gorgeous kitchen features elegant quartz countertops, a stylish tile backsplash, centre island, and spacious corner pantry, while the beautiful coffered ceiling adds an extra touch of architectural character. The generous dining area offers plenty of room for family gatherings and entertaining, while the welcoming living room is filled with natural light from its large windows overlooking the peaceful farmland and greenspace beyond your backyard. Completing the main level are two comfortable bedrooms and a full bathroom. Privately tucked away above the garage, the spacious primary bedroom offers its own relaxing retreat, complete with a walk-in closet and full ensuite featuring a beautifully tiled shower. Downstairs, the undeveloped basement provides a wonderful opportunity to create additional living space tailored to your needs and imagination! The attached double garage is insulated and offers plenty of room for vehicles and storage. Step outside to the fully fenced, west-facing backyard, perfectly positioned to soak up the beautiful afternoon and evening sunshine while enjoying the added privacy and peaceful views of the open space behind you. Whether you're hosting summer barbecues, entertaining friends and family, or simply relaxing outdoors after a long day, this inviting backyard offers a wonderful setting to enjoy those gorgeous Northern Alberta summer evenings. With its thoughtful layout, attractive

finishes, peaceful backyard setting, and wonderful combination of indoor and outdoor living spaces, this Copperwood home has plenty to get excited about. Come see for yourself!