

**8641 120 Avenue  
Grande Prairie, Alberta**

**MLS # A2279206**



**\$699,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Copperwood                      |               |                  |
| <b>Type:</b>     | Residential/House               |               |                  |
| <b>Style:</b>    | 2 Storey                        |               |                  |
| <b>Size:</b>     | 2,305 sq.ft.                    | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 4                               | <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, No Neighbours Behind |               |                  |

|                    |                             |                   |    |
|--------------------|-----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding         | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                 |                   |    |

**Inclusions:** Fridge x2, Stove x2, Dishwasher, Washer x2, Dryer x2, Window Coverings, GD0 x 2

Welcome to a home designed for real living—room to grow, room to gather, and room to breathe. This impressive two-storey in Copperwood backs directly onto a park and features a walk-out basement with a custom SUITE, offering flexibility for multi-generational families or a strong income opportunity. Built by Unique Home Concepts, the sought-after “Monte Carlo” offers over 2300 sqft with a plan that blends thoughtful design with modern finishes, including quartz countertops throughout and a heated double attached garage. Natural light fills the main floor, where an inviting living room with a fireplace opens into a beautifully appointed kitchen. Here, quartz counters, stainless steel appliances, a corner pantry, and an oversized island set the stage for everything from quick breakfasts to lively family dinners. The dining area transitions seamlessly to the back deck, creating the perfect vantage point to take in peaceful park views and enjoy outdoor living in every season. Functional details—like built-in shelving and coat hooks at the garage entry—support an easy, organized lifestyle. A 2-piece bath completes the level. Upstairs, the scale of the home truly reveals itself. A massive bonus room becomes the hub for movie nights, homework sessions, a game of pool or a quiet home office—whatever the moment calls for. Connected to it, a dedicated laundry room offers exceptional convenience. The primary suite provides a calming retreat with a spacious walk-in closet and a spa-inspired 5-piece ensuite featuring dual vanities, a deep soaker tub, and a separate shower. Two additional bedrooms and a 4-piece bath complete the upper level. The walk-out basement offers a beautifully crafted suite with its own entrance, laundry, and matching high-end finishes. Whether welcoming extended family or creating a revenue stream, it adds

remarkable versatility without compromising the main home's privacy or style. With a sun-soaked south-facing backyard, park access at your door, and quality finishes throughout, this home tells the story of comfort, connection, and possibility. Book your showing today and experience it for yourself.