\$609,000 - 8649 118 Avenue, Grande Prairie

MLS® #A2245669

\$609,000

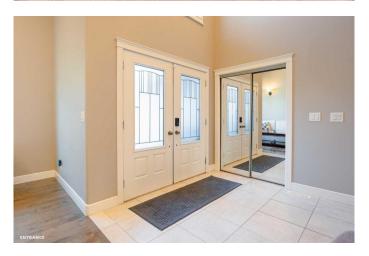
6 Bedroom, 4.00 Bathroom, 2,311 sqft Residential on 0.17 Acres

Copperwood, Grande Prairie, Alberta

Welcome to this beautifully crafted custom two-storey home, perfectly positioned on a desirable pie-shaped lot. Featuring a triple heated garage, six spacious bedrooms, and four full bathrooms, this property offers the ideal blend of space, style, and functionality. Step through the elegant French doors into a grand foyer that flows into an open-concept main living area. The heart of the home is a gourmet kitchen equipped with quartz countertops, high-end stainless steel appliances, custom cabinetry, built-in microwave, and a central island â€" ideal for family gatherings and entertaining. The adjoining dining area and cozy living room with a gas fireplace create a warm and welcoming environment. A main floor bedroom and full bathroom add flexibility, perfect for guests or use as a home office or study. Upstairs, the luxurious primary suite features a spa-inspired ensuite with double vanity sinks, a soaker tub, and a generous walk-in closet. Two additional bedrooms and another full bathroom complete the upper level. The fully developed basement adds even more living space, offering two more bedrooms, a full bathroom, and plenty of room for recreation or guests. Each of the four full bathrooms is finished with modern fixtures and quartz countertops, adding both function and elegance throughout the home. Outside, the pie-shaped lot offers exceptional space for outdoor living â€" from a covered deck ideal for BBQs and relaxation, to a large backyard with potential for gardens or a play area. Built







with attention to detail, this home is loaded with upgrades, including smart home technology, energy-efficient systems, and a new hot water tank (2025). Whether you're growing your family or love to entertain, this home delivers unmatched comfort, modern luxury, and lasting value.

Built in 2009

Essential Information

MLS® # A2245669

Price \$609,000

Bedrooms 6

Bathrooms 4.00

Full Baths 4

Square Footage 2,311

Acres 0.17

Year Built 2009

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 8649 118 Avenue

Subdivision Copperwood

City Grande Prairie

County Grande Prairie

Province Alberta
Postal Code T8X0H4

Amenities

Parking Spaces 6

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, French Door, Granite

Counters, High Ceilings, No Animal Home, No Smoking Home, Quartz

Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Lighting, Other

Lot Description Back Yard, City Lot, Pie Shaped Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 4th, 2025

Days on Market 1

Zoning RG

Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.