

\$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 – 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 – 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
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	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
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