

## 780-831-7725

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## 8713 Cooperwood Road **Grande Prairie, Alberta**

MLS # A2191291



\$384,900

Division:	Easthaven			
Type:	Residential/House			
Style:	2 Storey			
Size:	1,422 sq.ft.	Age:	2025 (0 yrs old)	
Beds:	3	Baths:	2 full / 1 half	
Garage:	Parking Pad			
Lot Size:	0.08 Acre			
Lot Feat:	Back Lane			

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: N/A

Capture the Extraordinary opportunity to own an amazing property in Grande Prairie's newest modern community of EASTHAVEN. The Prairie Elevation Laned 150 New Construction Home | 2 Story | 1422 Sq.Ft. | 3-Bedrooms | 2.5-Bathrooms | Open Floor Plan | 9' High Ceilings | Dream Kitchen | Luxury Vinyl Plank Flooring | Luxury Tile Plank Flooring | Loaded with Upgrades | Upper-Level Laundry | Spacious Yard & Much More. The main floor features a welcoming entrance with large closet which leads into a bright & spacious great room accented by a sleek & stylish electric fireplace. Open concept main floor offers great livability perfect for families & entertaining alike. Now let's talk about the kitchen in this home…One Word…WOW. Quartz countertops, soft close cabinets, backsplash, upgraded appliance package included, undermount Sili granite sink, amazing full ceiling height cabinetry, large island with eating bar with extra countertop space & pantry make this not only a show stopper, it also makes it truly functional. A rear door leads to future deck space (deck optional). Living room area with modern Fireplace feature. A well-appointed & discreetly located 2pc. powder room completes the main floor. Upper level of the home will continue to impress, let's start in the primary suite offering a walk-in closet, ensuite bathroom with shower and modern finishes. Upper level laundry room located next to all the bedrooms makes something that feels like a chore can now become a breeze. Bedrooms 2 + 3 offer large windows for natural light and shelving and the 4pc. bathroom with bathtub is easily accessible from the extra bedrooms. A side entrance to the home that leads to the lower level can offer many different options. Built and designed by Anthem properties. Anthem doesn't just build homes, they create

