

\$625,000 - 8721 122 Avenue, Grande Prairie

MLS® #A2250582

\$625,000

5 Bedroom, 3.00 Bathroom, 1,615 sqft
Residential on 0.12 Acres

Copperwood, Grande Prairie, Alberta

Newer Legal Up/Down Duplex â€” â€œThe Kinleyâ€” by Unique Home Concepts Built by one of Grande Prairieâ€™s top builders, This property offers more space and features than most duplexes on the market. Each suite comes complete with its own garage, private laundry, and separate entrance, providing comfort and convenience for both owners and tenants. The main unit features a bright, open-concept floor plan with a modern electric fireplace in the living room, a spacious kitchen with island, and a dining area overlooking the backyard. The primary suite includes a walk-in closet and full ensuite, while two additional bedrooms and a 4-piece bath complete the upper level.

The basement unit mirrors the same thoughtful design, offering a large open living space with fireplace, a well-appointed kitchen and dining area, plus two bedrooms and a 4-piece bath. Both suites are equipped with black stainless steel appliances and finished with durable vinyl plank flooringâ€”ideal for easy maintenance and long-term use.

Located in a great spot backing onto Farmers Field with no rear neighbors, this duplex combines modern style, smart functionality, and lasting value.

Built in 2022

Essential Information

MLS® # A2250582



Price	\$625,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,615
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Up/Down
Status	Active

Community Information

Address	8721 122 Avenue
Subdivision	Copperwood
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0P7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
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Lot Description	Backs on to Park/Green Space, City Lot, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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