



GRASSROOTS
REALTY GROUP

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**8605 Willow Drive
Grande Prairie, Alberta**

MLS # A2227209



\$489,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,429 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, No Smoking Home, Pantry		

Inclusions: Shed

Immaculate 3 Bed, 3.5 bath home with triple garage & finished basement in a sought after neighbourhood! Welcome to this beautifully maintained two-storey home located in one of Grande Prairie's most sought-after communities. Offering exceptional space, style, and functionality, this property is perfect for families and entertainers alike. Step inside to a bright and open main floor featuring modern finishes, a cozy living area, and a stylish, functional kitchen — ideal for hosting. Just off the dining area, patio doors lead to a large deck complete with a spacious garden box, perfect for growing vegetables or flowers. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a walk-in closet and full ensuite bathroom. The fully developed basement is a standout feature, showcasing a custom bar and a large entertainment area — perfect for movie nights, game days, or gatherings with friends. This home has seen numerous upgrades in the past year, including a new fridge, dishwasher, central air conditioning, and an oversized shed. The triple attached heated garage includes a convenient 24-foot-deep pull-through bay that provides backyard access and easily accommodates a full-sized pickup truck — ideal for trailers, toys, or extra parking. Enjoy year-round comfort and the convenience of being located near parks, schools, and all essential amenities. Don't miss this incredible opportunity — book your private showing today!