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8830 85A Avenue Grande Prairie, Alberta

MLS # A2269943



\$537,900

Division: Riverstone Residential/House Type: Style: 2 Storey Size: 1,735 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.10 Acre Lot Feat: Back Yard, City Lot

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Vinyl Siding, Wood Frame RS Foundation: **Poured Concrete Utilities:**

Features: Kitchen Island, Quartz Counters

Inclusions: \$5000 APPLIANCE ALLOWANCE, 12*10 FEET DECK & ALBERTA NEW HOME WARRANTY - 1 Year Builders Warranty, 10 Year New Home

Welcome to this stunning new home in Riverstone, offering modern living at its finest! Featuring 1,735 sq.ft. of beautifully designed space, a double attached garage, \$5,000 appliance allowance, and a 12x10 ft deck, this home blends comfort and style perfectly. The open-concept main floor includes a cozy electric fireplace, a bright kitchen with quartz countertops, and a main-floor den and powder room for added convenience. Upstairs, you' Il find a spacious primary suite with a walk-in closet and 5-piece ensuite, plus two additional bedrooms, a bonus room, full bath, and laundry. The basement offers a separate entry and awaits your personal touch. Situated on a generous lot in a family-friendly community close to schools, parks, shopping, and amenities, this home delivers modern elegance and everyday functionality. GST included in price with rebate to builder.