



GRASSROOTS
REALTY GROUP

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8010 91 Street
Grande Prairie, Alberta

MLS # A2295060



\$419,900

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,201 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Existing Blinds, Garage Shelving

Step into a truly exceptional, modern home that perfectly blends style, space, and functionality, offering over 1,700 total square feet. A beautifully finished living space complemented by a fully equipped double attached heated garage. Proving you never have to compromise between convenience and contemporary design. Built with today's enhanced construction standards, this home features superior soundproofing between common walls, including double studded framing, double insulation, air gaps, and a solid concrete foundation, allowing you to enjoy peace, privacy, and long term value without the typical concerns. The main level welcomes you with a stunning, wide open concept layout where the kitchen, dining, and living areas flow seamlessly together, creating an inviting atmosphere perfect for entertaining or relaxing with family. The kitchen is a showstopper, highlighted by gleaming white cabinetry, elegant quartz countertops, a stylish tile backsplash, and ample workspace, all designed to impress. A convenient half bathroom completes the main level for guests and everyday ease. Upstairs, you'll find three generously sized bedrooms, including 3 bedrooms (two with walk-in closet), a thoughtfully placed upper-level laundry room, and a beautifully finished four-piece bathroom. The 3rd bedroom upstairs is the primary suite is nothing short of luxurious, featuring a striking feature wall, a wonderful walk in closet with built-ins, and an astonishing simple but elegant ensuite complete with a large double tiled shower, quartz countertops, and premium tile flooring which has private retreat vibes you'll enjoy coming home too. Outside, the property continues to shine with an enormous west facing backyard that captures a remarkable afternoon and evening sun, no rear neighbours for added privacy, lush grass, full fencing, and an

impressive 26x10 deck finished with a durable vinyl surface, regal railing, and a stylish stone privacy wall that is perfect for summer evenings and entertaining. Additional highlights include convenient storage under the front deck, AIR CONDITIONING for year round comfort, and an incredible HEATED GARAGE featuring hot and cold water taps with a sink, floor drain, painted floors, built in shelving, and beautifully finished entry steps into the home. Built in 2019 and loaded with high end extras, this property offers tremendous value in today's rising market. An outstanding opportunity for buyers looking for a turn key home that truly stands above the rest!