



**GRASSROOTS**  
REALTY GROUP

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9091 80 Avenue  
Grande Prairie, Alberta

MLS # A2056026



**\$479,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Rs
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

**Inclusions:** 1 Year Builders Warranty, 10 Year New Home Warranty, \$5000 Appliance Allowance

Modified Bi-Level with modern angeled rooflines, super popular layout and great open concept. The kitchen is astonishing with a massive island showcasing granite countertops, corner pantry and tons cabinets everywhere you look. Beautiful hardwood & gleaming tile throughout. Only the best for the best. Two bedrooms & full bathroom on main level with tile surround. Master bedroom has plenty of privacy being up above the garage with a huge walk-in closet & double tiled shower. Besides looking incredible this home has oodles of upgrades plus an ipod docking station & speaker in the great room. Magnificent curb appeal featuring either exposed aggregate or stamped concrete along with stucco exterior. \*\* GST is included in the purchase price with rebate paid to the Builder.\*\*