



GRASSROOTS
REALTY GROUP

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8878 85A Avenue
Grande Prairie, Alberta

MLS # A2142305



\$345,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Corner Lot, Irregular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

2 Storey Home in Riverstone subdivision on a corner lot built by Daytona Homes in 2017. The lot for this property can offer RV Parking in the back yard with access from the side yard. The main floor design is open concept with the kitchen, dining & living room all one open area. The kitchen has an island & corner pantry & the cabinets are a dark espresso color except for the island which is contrasting in white, white quartz counters & a tiled backsplash. There is a designated dining area right next to the kitchen with patio door access to the backyard. The main floor has a 2 pc. bathroom by a porch area with access into the attached double garage. There are 3 bedrooms on the upper level with 2 bathrooms (4 pc. main bathroom & 3 pc. ensuite bathroom) and the laundry area. The basement is unfinished. Court ordered sale - offers accepted will have no buyer's conditions.