



**7802 91 Street
Grande Prairie, Alberta**

MLS # A2153360



\$399,800

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,330 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Cleared, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: Alberta New Home Warranty

Studio Homes - Westborough - Newer Floorplan, Super Open Concept & Upper Level Finishings! Great amount of space with 1,293 Sqft in this Duplex & Double Car Garage on the front. Don't have to compromise a garage for a new home, you can have your cake & eat it too. The code always increasing to improve sound proofing between the common wall. You'll be able to enjoy the savings of high efficiency upgrades. Main level is quite open between kitchen, dining area & living room. There is also a powder room for you & your guests. Upstairs offering 2 bedrooms, 1 has a walk-in closet, laundry room, full bathroom & master bedroom with a spectacular ensuite. Great quality & top notch finishings; hand selected light fixtures, tile surround for tub & shower, quartz countertops throughout, microwave/range hood, garage door opener & remote. ** GST included in the price with rebate to the builder** SAMPLE PHOTOS **