



**GRASSROOTS**  
REALTY GROUP

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7802 91 Street  
Grande Prairie, Alberta

MLS # A2153360



**\$399,800**

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