



**8814 85A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2187526**



**\$449,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,522 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener

Nestled on a quiet street in Riverstone, just a few blocks away from the school and amenities, this immaculate two-storey, one-owner home is a true gem. Designed with functionality and comfort in mind, the main floor features a convenient laundry room with garage access, a half bath, and a walk-through pantry, perfect for busy lifestyles. The kitchen is complete with stunning white cabinetry, black stainless steel appliances and an island with an eating bar. Cozy up to the fireplace with excellent views of the backyard. Shared on the main floor space is your dining room with patio doors to a beautifully landscaped backyard, complete with a stunning deck, privacy wall & pergola, ideal for entertaining or relaxing. Upstairs, the spacious primary bedroom boasts a luxurious ensuite and a walk-in closet, accompanied by two additional bedrooms and a full bathroom. The 90% developed basement offers versatile living space, a fourth bedroom with just the bathroom awaiting your finishing touch. The fully fenced yard ensures privacy, while the front yard showcases meticulous curbing for added curb appeal. With a double attached heated garage, this home has it all—comfort, style, and practicality!