



**8878 85A Avenue  
Grande Prairie, Alberta**

**MLS # A2188741**



**\$439,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Stunning 2017 built 2 Story home situated on corner lot with in walking distance to Riverstone School! Entering this home you will appreciate the nice entry way with bench seating, and new vinyl plank flooring expressed throughout the home. Main floor consists of open concept boasted between the kitchen, dining and living room. Kitchen hosts popular kitchen island, ample counter + cabinet space and pantry. Dining is able to handle a table of any size for any occasion with access to your deck for BBQing. Living room is the perfect size compliment by modern feature wall with electric fireplace. Completing the main floor is the half bathroom , wonderful for when guests are over visiting. Heading upstairs you will find the master bedroom with warm modern feature wall, walk in closet and full en-suite. Two more good sized bedrooms, full bathroom and must have in 2 storey homes upstairs laundry with brand new washer and dryer. Basement is an open canvas awaiting you to finish it the way your heart desires. Garage is insulated and drywalled with 220 power. Backyard is fully fenced with currently no rear neighbors, and a side gate for access to park or store trailer, RV, vehicle, or quads/snowmobiles. No carpet home, great for pets or kids. Book your viewing today as this home will be sure to please.