



**8857 85A Avenue
Grande Prairie, Alberta**

MLS # A2205325



\$499,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,372 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This stunning 2,372 sq. ft. home offers immaculate living space and exceptional curb appeal. Step inside to a spacious foyer leading to gorgeous hardwood floors and a beautifully designed kitchen featuring rich cabinetry with crown molding, granite countertops, and two sinks! The open-concept dining area seamlessly connects to a cozy family room with a striking stone fireplace and garden doors opening to landscaped backyard, plus, no rear neighbors for added privacy. Enjoy the comfort of Ply Gem triple-pane windows, four generously sized bedrooms, and 2.5 bathrooms, including a luxurious ensuite with double sinks and a stylish main-floor powder room. Schedule your showing today!