



**GRASSROOTS**  
REALTY GROUP

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**8826 86A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2212504**



**\$564,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,218 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Stone Counters		

**Inclusions:** NA

5 bed 3.5 bath full executive house in Riverstone! This house has it all! Backs onto a park, only steps to Riverstone Public School, heated garage and central air! Great layout with 4 bedrooms up and 3 finished living spaces makes this a perfect family home. There is a handy main floor office space that's next to the entry. Convenient half bath between the office and the garage, where you need it most. Well appointed kitchen with ample cabinet and counter top space, an island and a pantry, stone countertops with an eat up counter. The beautiful gas fireplace in the living room has full stone work, built in shelving on either side and is wired for a TV. Separate dining area with access to rear deck and fully fenced back yard. Upstairs you'll find the bonus room with lots of space for a TV area or kids play area. There are three good sized rooms with built in shelving, and sturdy dimple latch dual door closets. The 3 bedrooms share a 5 piece bathroom with dual sinks. Last but not least; the large primary bedroom. Lots of natural light and cathedral ceiling make this space feel extra large. Follow the barn doors leading into the amazing ensuite bathroom. The walk-in closet is conveniently located in the bathroom. This spa-like sanctuary features 2 separate sinks, stand alone jetted tub, walk-in shower, and separate toilet area nestled behind the built ins. With this many bedrooms on the upper level, the bedroom level laundry is a MUST. The basement is fully finished with a THIRD living space, fifth bedroom and a full bathroom. Triple pane windows throughout! Attached HEATED double garage. Fully fenced back yard with an attached deck, mostly low maintenance landscaping, and firepit area and backs onto a park! Don't let this great family home get away!

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