



**GRASSROOTS**  
REALTY GROUP

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**8705 willow Drive  
Grande Prairie, Alberta**

**MLS # A2212526**



**\$442,500**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b>	2012 (13 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, 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>	Laminate Counters		

**Inclusions:** Gazebo, Hot Tub AS IS ( Been winterized for 2 years so unsure on functionality)

Beautiful fully developed 2-storey home located in the family-friendly neighbourhood of Riverstone in Grande Prairie. This home features a large front entry with built-in bench and hooks, leading into a modern espresso cabinet kitchen with stainless steel appliances, pantry, and dining area. The dining space opens to an oversized deck with hot tub and a fully fenced, landscaped yard—perfect for relaxing or entertaining. Just off the dining area is a spacious living room with gas fireplace and wood accent wall. The main floor also includes a convenient half bath, laundry area, and access to the double attached garage. Upstairs you'll find a large primary bedroom with walk-in closet and ensuite, plus two additional bedrooms with built-in shelving and a full bathroom. The finished basement offers a large rec room, fourth bedroom, storage space, and is roughed-in for a future full bath. Located in the desirable Riverstone community, this home is close to schools, parks, trails, and shopping. Nearby amenities include Riverstone Public School (K-8), Holy Cross Catholic School, Cobblestone Plaza with FreshCo, Shoppers Drug Mart, Tim Hortons, and more. This move-in-ready home combines comfort, space, and convenience in one of Grande Prairie's most sought-after family neighbourhoods!