



GRASSROOTS
REALTY GROUP

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**8709 Willow Drive
Grande Prairie, Alberta**

MLS # A2243394



\$464,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,704 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: refrigerator, range, microwave hood fan, dishwasher, washer, dryer, garage door opener, window coverings

Located in the sought-after community of Riverstone, this pristine two-storey home is practically move-in ready and full of thoughtful updates. The beautifully landscaped yard, complete with a two-level deck, gazebo, landscape rock and trees, offers a peaceful outdoor escape right at home. Inside, you'll find a bright and welcoming main level with a spacious entryway, tile and hardwood flooring, and a versatile front office or den. The kitchen features rich maple cabinetry, a convenient pantry, a center island, stainless steel appliances (including a brand new stove), and stylish upgrades like a new backsplash, sink, faucet, light fixtures, and fresh paint. The living room is warm and inviting with hardwood floors and a cozy gas fireplace, while a convenient half bath completes the main floor. Upstairs, all three bedrooms and bonus room feature brand new stain and pet-resistant carpet, including the generous primary suite with a walk-in closet and 4-piece ensuite. You'll also find a second 4-piece bathroom and a bonus room overlooking the backyard—perfect for a playroom, TV space, or quiet reading nook. The basement offers a head start with some framing and drywalling already in place—just awaiting its new owner's vision to finish the space and make it their own. Additional highlights include a double attached garage and fantastic curb appeal. This is a meticulously cared-for home in a family-friendly neighbourhood within walking distance of the Riverstone Public School (K-8) and close to coffee shops, groceries, and other amenities. Don't miss your chance to make it yours!