



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8601 Willow Drive
Grande Prairie, Alberta

MLS # A2279113



\$525,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,863 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Granite Counters, Jetted Tub, Sump Pump(s), Tankless Hot Water		

Inclusions: none

Modern Excellence in Riverstone | Steps from School Site This stunning contemporary home offers over 1,863 sq. ft. of finished space on the upper levels, plus a nearly complete basement. Loaded with premium "extras," the main floor impresses with rich dark cabinetry, sleek hardwood and tile flooring, and high-end stainless steel appliances. The second floor is designed for family comfort, featuring a massive bonus room and three spacious bedrooms. The primary retreat includes a spa-inspired ensuite with a custom tiled walk-in shower and a deep jet tub. Value Add: The basement is already developed with a 4th bedroom, a full bathroom, and a private office. Bring your finishing touches to the living room to complete this incredible home!