



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**8861 85A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2283934**



**\$499,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Central A/C Unit, Garage Heater

One owner home , that is absolutely immaculate and well cared for. This 4 Bed 3 Bath fully developed home with south backing yard and no rear neighbors will be sure to check all the boxes. Spacious tiled entry way welcomes you , with must have coat closet. Heading up a few stairs brings you to the main floor. Main floor consists of popular open concept kitchen , dining and living room. Kitchen boasts updated granite counter tops with extended kitchen island for bar seating great for entertaining, corner pantry, and ample cabinet + counter space. Dining is large enough for a dining table of any shape or size, with patio door to your back deck great for traeger or BBQing. Living room hosts stunning feature wall and large south backing window allowing natural sun all day long. Remainder of main floor is completed with two bedrooms and full bathroom. Making our way up to the master bedroom oasis, that has big walk in closet, and full en-suite. Heading to your fully finished basement you will be welcomed with grand second living room ( projector + screen can stay or go with the sale) fourth bedroom, full bathroom, laundry room, and utility room that provides incredible amount of storage space. Attached hated double car garage is excellent for our longer winters, as well sellers willing to leave work bench + built in tool box as well as storage rack. Backyard is south backing perfect for the green thumbs out there , as well its fully fenced and secondary white dog run can stay or go with the sale. Icing on the cake is under the deck storage as well as this home has CENTRAL AIR for our recent hot summers over the years. Book your viewing today as this home amplifies pride of ownership.