



**8809 85A Avenue  
Grande Prairie, Alberta**

**MLS # A2295094**



**\$499,500**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer, window coverings

Soaring ceilings and natural light steal the show in this beautifully maintained 2018 modified bi-level. And best of all, no carpet throughout for a clean, modern feel. The main level offers a bright, open-concept layout with 2 bedrooms, a 4-piece bathroom, and a welcoming living room featuring a gas fireplace. The kitchen is both stylish and functional with black stainless steel appliances, quartz countertops, and a large island with breakfast bar, perfect for everyday living and entertaining. The dining area leads out to your back deck and yard with no rear neighbours, and is south-facing, giving you added space to enjoy those warm summer evenings. Downstairs is partially finished, offering a great opportunity to add your own finishing touches and build equity. Upstairs, the private primary retreat features a walk-in closet and a well-appointed ensuite with dual sinks and a walk-in shower. Complete with a double attached garage, this home offers the ideal blend of modern finishes, functional layout, and future potential. Located in Riverstone close to many amenities and the Riverstone Elementary School, this neighbourhood and home are sure to please! Reach out to your realtor today for a private viewing.