



9066 81 Avenue
Grande Prairie, Alberta

MLS # A2300652



\$465,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garden Beds		

Welcome yourself home to this beautifully maintained family home nestled in the sought-after community of Riverstone South. This stunning two-storey residence has been lovingly cared for by its original owners, offering contemporary comforts and modern living. A spacious front entry that welcomes you into an open-plan main floor, perfect for busy family life and entertaining. The kitchen is a true showstopper, featuring stainless steel appliances, quartz countertops, gas stove, a generous corner pantry, and ample workspace. The adjoining dining area is flooded with natural light from a large window, while the cozy living room, complete with a stylish gas fireplace, provides the perfect spot to unwind. Convenient touches include a mudroom with storage leading to the heated garage and a handy half bath to complete this level. Upstairs, discover three generously sized bedrooms, including a luxurious master oasis with a grand walk-in closet and an exquisite five-piece en suite, boasting a walk-in shower and a stand-alone tub. The upper floor is further enhanced by a main bathroom and practical main-floor laundry room. Enjoy outdoor living with a fully fenced yard overlooking a field to give you peace and no rear neighbors. Located in a quiet neighborhood away from the hustle in Riverstone South