



**8806 Willow Drive
Grande Prairie, Alberta**

MLS # A2303693



\$459,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,574 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Gazebo, Patio Umbrella, Shed

Welcome to this beautifully maintained 2-storey home, built in 2014 and proudly owned by its original owners. Offering 3 bedrooms and 2.5 bathrooms, this home showcases a warm, modern brown palette throughout, creating a timeless and inviting feel. The heart of the home is the chef's kitchen, featuring soft-close cabinetry, under-cabinet lighting, stainless steel appliances, and generous countertop space—perfect for both everyday living and entertaining. The open-concept layout flows seamlessly into the main living areas, complemented by the convenience of main floor laundry. Upstairs, the spacious primary bedroom offers a true retreat, complete with a tasteful 5-piece ensuite featuring his and hers sinks, a tiled shower, and plenty of room to unwind. Step outside to your recently completed backyard oasis—designed for relaxation and enjoyment—with a beautiful combination of brick and wood patio space, a charming gazebo, washed rock, mulched flower beds, a newer shed, and a deck with practical under-deck storage. The yard is fully fenced with a gate, ideal for families, pets, or added privacy. The attached double car garage is fully finished, heated, and bright—perfect for Alberta winters. Additional features include central A/C to keep you cool during warm summer days and a basement that's ready for your future development. This home checks all the boxes—style, comfort, and functionality.