



8814 85A Avenue  
Grande Prairie, Alberta

MLS # A2310560



**\$569,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,552 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Nestled on a quiet street in the sought-after community of Riverstone, just moments from schools and everyday amenities, this immaculate two-storey residence seamlessly blends elegance with modern functionality. Thoughtfully designed for both comfort and style, the main floor showcases a spacious open-concept layout featuring a stunning kitchen with crisp white cabinetry, black stainless steel appliances, a large island with eating bar, and a convenient walk-through pantry. The inviting living room is anchored by a cozy fireplace and offers beautiful views of the landscaped backyard. The dining area opens through a patio door to an exceptional outdoor retreat, complete with a beautifully crafted deck, pergola, and privacy wall, an ideal setting for entertaining or enjoying peaceful evenings at home. A functional laundry room with direct garage access and a stylish half bath complete the main level. Upstairs, the luxurious primary suite offers a serene escape with a spa-inspired ensuite and spacious walk-through closet, while two additional bedrooms and a full bathroom provide ample space for family or guests. The developed basement expands the living space with versatility in mind, featuring a wet bar, a fourth bedroom and a newly added full bathroom (to be completed prior to possession). Outside, the fully fenced yard offers both privacy and exceptional curb appeal, highlighted by meticulous front curbing and manicured landscaping. Completing this impressive property is a double attached heated garage, delivering the perfect balance of sophistication, comfort, and everyday practicality. Book your showing today!