



GRASSROOTS

REALTY GROUP

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8837 86A Avenue
Grande Prairie, Alberta

MLS # A2310581



\$575,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: A/C

Beautiful fully developed 4 bedroom, 3.5 bathroom 2076 sqft home with a triple attached heated garage, and an ideal south facing backyard. This spacious property offers 3 separate living rooms, central A/C, quartz countertops, walk through pantry, and 2 cozy gas fireplaces, making it perfect for both entertaining and everyday family living. The main floor features an open and functional layout with quality finishes throughout, while the upstairs primary suite is a true retreat with a luxurious 5 piece ensuite including a jetted tub and a large walk in closet complete with its own window. The fully finished basement adds even more living space with a massive family room, an additional bedroom, and a full bathroom featuring a beautifully tiled shower. This home combines space, comfort, and style in every corner and is move in ready for its next owners.