



GRASSROOTS

REALTY GROUP

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**8829 89 Avenue
Grande Prairie, Alberta**

MLS # A2310739



\$499,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to 8829 89 Avenue in Riverstone, a spacious and well-maintained, 2-storey home offering over 1,700 sq ft above grade and plenty of room for a growing family. The main floor features an open and inviting layout with a bright living room centered around a gas fireplace, flowing into the kitchen and dining area. The kitchen offers ample cabinetry, a walk-in pantry, and generous dining space, making it perfect for everyday living and entertaining. A convenient half bathroom completes the main level. Upstairs you’ll find three large bedrooms, including the primary suite with a full ensuite, along with a bonus living area that works well as a second family room, office, or kids’ play space. Recent updates include fresh paint throughout, new carpet, and new laminate flooring upstairs, giving the home a clean and modern feel. Outside you’ll love the massive backyard deck, perfect for summer BBQs and relaxing evenings. The property also features a finished and heated double attached garage, making winters far more comfortable. Located in the desirable Riverstone neighbourhood, this home offers easy access to schools, parks, walking trails, and amenities. A fantastic opportunity to own a large, updated family home in a great location right in front of Riverstone Elementary School.