



GRASSROOTS
REALTY GROUP

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9054 81 Avenue
Grande Prairie, Alberta

MLS # A2315344



\$619,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,637 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Heated Garage, Oversize		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Gazebo, Irregular Lot, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, MICROWAVE/RANGE, WASHER/DRYER, AC, GARAGE HEATER, EXTERIOR CAMERAS, HOT TUB, GAZEBO, EXTERIOR WATTS LIGHTING

The one you've been looking for... on an EXTRA LARGE LOT! A fully developed 2 storey home with FIVE BEDROOMS, and 3.5 Bathrooms. This home showcases a modernized exterior, with added permanent WATTS lighting, that you get to control with an app. No more fearing heights to install Christmas Lights! Beautiful curb appeal with professional concrete edging, and turf... Giving you that low maintenance landscape in the front where your grass is always green! Backing onto woody creek, means you get to enjoy no rear neighbours! If you're wanting to mow a lawn, the backyard is newly top soiled and seeded, fenced, backs onto a walking path, has a 2 tiered deck, a Gazebo, A HOT TUB, and a gas line for bbq'ing, as well as AIR CONDITIONING! RV PARKING here makes storing that holiday trailer so easy, or else provides you with ample additional parking! Don't want to store all of your things in the heated and finished triple car garage? Theres a shed on this property that comes included! Now step inside the house... This welcoming home has an open concept main floor, with a secondary entry from the garage, another closet, and a bench with storage. A pass through pantry, with built in shelving. The kitchen cabinetry and drawers have all been re-painted professionally. Enjoy this homes island for entertaining, oversized dining, and cozy living room with an electric fireplace. Granite counter tops, tiled backsplash, under cabinet lighting, stainless steel appliances, and a fresh "new" feel. Upstairs; you've got 2 spare bedrooms, a full bathroom, a LAUNDRY ROOM, linen closet, and your PRIMARY BEDROOM. Tall vaulted ceilings, ceiling fan, a beautiful feature wall, a LARGE walk in closet with built ins, AND an incredible NEW ENSUITE! Heated tile floors, a stand alone tub, a wall perfectly designed for a TV, a tiled shower with 3 shower heads, a glass wall

for a door, a double vanity with granite counter tops, LED mirrors, and a toilet you really have to see to believe. The basement comes fully developed, with another 2 bedrooms, a full sized bathroom, and your second living space. As another added upgrade this home comes with a brand new electrical panel, that is as organized as they come. Home sweet home starts here, in Riverstone South, with the communities fenced playground a few steps away! Call your realtor to book you a tour of this one.