



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**8837 89 Avenue  
Grande Prairie, Alberta**

**MLS # A2317408**



**\$524,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,132 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Jetted Tub, Kitchen Island		

**Inclusions:** Shed

Welcome to this meticulously maintained and freshly painted 2-storey home in the family friendly Riverstone neighborhood, offering over 2,100 sq. ft. of thoughtfully designed living space and an unbeatable location directly across from Riverstone K-8 School. Step inside to a spacious tiled entryway that leads to a large main-floor office/den, perfect for working from home or creating a dedicated family space. The open-concept main level features rich hardwood and tile flooring throughout, a bright great room highlighted by a cozy natural gas fireplace and expansive windows, and a well appointed kitchen complete with stainless steel appliances, an island with sink, stunning cabinetry with crown molding, and a dining area with patio door access to the backyard deck. Convenience is key with main floor laundry right off the garage and plenty of functional living space throughout. Upstairs, you'll find four generously sized bedrooms, all featuring built-in shelving, along with a spacious bonus/family room warmed by a second natural gas fireplace, ideal for movie nights or relaxing with the family. The impressive primary suite offers a true retreat, complete with a walk-in closet and a luxurious five piece ensuite featuring an oversized jetted tub, separate stand up shower, and built in makeup vanity. Wide slat Hunter Douglas window coverings add a touch of elegance throughout the home. Outside, enjoy the fully landscaped and fenced backyard with a deck, lower level stamped concrete and storage shed, perfect for family gatherings and outdoor enjoyment. Additional features include a double heated attached garage, air conditioning, and a security system for added peace of mind. Offering exceptional space, comfort, and value in one of Grande Prairie's family-friendly communities, this home is move in ready and waiting for its next owners. Book your viewing today!