



**9010 Willow Drive
Grande Prairie, Alberta**

MLS # A2319250



\$399,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,558 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this bright and welcoming 2-storey family home, ideally located directly across from Riverstone School. The impressive entrance features high ceilings and plenty of natural light, with a convenient main-floor powder room perfect for guests. The main level offers a spacious open-concept layout combining the kitchen, living, and dining areas. The living room is anchored by a cozy gas fireplace, while the kitchen boasts stylish dark cabinetry and seamless access to the backyard deck and yard — ideal for entertaining and outdoor enjoyment. Upstairs, the primary suite includes a private ensuite bathroom and a generous walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, providing excellent space for a growing family. The partially finished basement adds valuable living space with a second living/rec room, a fourth bedroom, and a third full bathroom. Additional features include central air conditioning for year-round comfort. This well-designed home offers the perfect blend of comfort, functionality, and convenience in a family-friendly neighbourhood only thing left to do is add your personal touch.