



9086 81 Avenue
Grande Prairie, Alberta

MLS # A2320465



\$629,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,463 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Street Lig		

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

Features: Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Window Coverings, Shed, Gazebo, Garage Door Opener, Floating Shelves

2020 Built original owner home, and the pride of home ownership shows, it is in like brand new condition, and at an affordable price. This fully developed 4 bed + Den 3 bath home with triple car attached garage, with massive driveway main floor laundry and NO REAR NEIGHBORS will be sure to check all your boxes. Grande tiled entry way welcomes you with no lack of space, and must have entrance closet. Heading up a few stairs will bring you to the main floor which boasts vaulted ceilings + big windows for natural light. Open concept between the kitchen, dining, and living room. Kitchen hosts quartz counter tops, stainless steel appliances, ample cabinet + counter space plus extra cabinets + counter top for future breakfast or the baker in your family. Dining area allows for a table of any shape or size for all the gatherings. Living room is spacious complimented by feature stone wall + gas fireplace. with floating shelves. Remainder of main floor has two bedrooms, full bathroom, and main floor laundry room. Master bedroom oasis is above the garage, with walk in closet elegant 5 piece master en-suite with tiled shower + jetted tub and dual sinks. Lets make our way to your fully finished basement with large second living room with feature wall + electric fireplace, full bathroom, fourth bedroom with attached office/den. Back yard is fully fenced complimented by oversized deck with gazebo, shed for storage and no rear neighbors backing onto Woody Creek green space and walking trails. Attached triple car garage is amazing for parking during our long winters and storage of any kinds. Icing on the cake is the massive concrete driveway which allows RV parking for large RV. Book your viewing today as this home is pristine.