



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**8805 85A Avenue
Grande Prairie, Alberta**

MLS # A2323419



\$599,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,233 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s), Wet Bar		

Inclusions: blinds garage opener with controls

This beautifully maintained 2-storey home in desirable Riverstone offers over 2,200 sq. ft. of thoughtfully designed living space, plus a fully developed basement, making it the perfect fit for growing families. Located within walking distance of Riverstone Public School and situated on a large pie-shaped lot with no rear neighbours, this property combines space, privacy, and convenience in one exceptional package. The bright and welcoming main floor features a dedicated office/den, perfect for working from home, a convenient 2-piece bathroom, and a spacious living room highlighted by a cozy gas fireplace and custom built-in features. The open-concept kitchen is designed for both everyday living and entertaining, offering a large island with seating, corner pantry, ample cabinetry, and seamless flow into the dining and living areas. Upstairs, you'll find a bonus room, convenient second-floor laundry, and 4 generously sized bedrooms, including a spacious primary retreat with large windows, a walk-in closet, and a beautiful ensuite featuring a soaker tub, separate shower, dual vanities, and plenty of space to unwind. The upper-level main bathroom is equally impressive, offering double sinks and a family-friendly layout that helps make busy mornings a breeze. Thoughtful built-in shelving and storage solutions throughout the home add both character and functionality. The fully developed basement provides even more living space with a large family room, wet bar, 5th bedroom, and a full bathroom, making it an ideal space for entertaining, guests, teenagers, or extended family. Additional features include central air conditioning, a heated double attached garage, and a big beautiful yard + deck with plenty of room for the family to enjoy. Built in 2016 and showing exceptionally well, this move-in-ready home offers the space, layout, and location today's families are

searching for. A fantastic opportunity to own a well-appointed family home in Grande Prairie. Ready for its next chapter and its next family to call it home.