



GRASSROOTS
REALTY GROUP

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9010 Willow Drive
Grande Prairie, Alberta

MLS # A2338039



\$499,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 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

LIKE NEW without the new price tag! This fully developed beautiful family home is located across from Riverstone School and is ready for its new owners. As you step inside you'll notice the high ceilings, large entrance and open concept kitchen, dining and living area. The main floor also conveniently features a powder room as well as main floor laundry with floating wood shelves for extra storage. Upstairs you'll be delighted to see a total of 3 bedrooms including the master bedroom with ensuite and walk in closet. There is also a full bathroom on the upper floor perfect for the kids! The basement has recently went through a full renovation and offers the coziest second living space - This is where you'll find the 4th bedroom, living/playroom, office nook, and a gorgeous new bathroom with tile shower. This home has went through a full makeover top to bottom with all new basement development, updated paint including walls, doors, trim and ceilings as well as professionally painted kitchen cabinets + bathroom vanities and updated modern lighting throughout. Additional features include AC for year-round comfort and freshly painted front and back deck perfect for summer entertaining. This well-designed home offers the perfect blend of comfort, functionality, and convenience in a family-friendly neighbourhood only thing left to do is move in.