

8830 85A Avenue
Grande Prairie, Alberta

MLS # A2269943

\$537,900



Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,735 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: \$5000 APPLIANCE ALLOWANCE, 12*10 FEET DECK & ALBERTA NEW HOME WARRANTY - 1 Year Builders Warranty, 10 Year New Home

Welcome to this stunning new home in Riverstone, offering modern living at its finest! Featuring 1,735 sq.ft. of beautifully designed space, a double attached garage, \$5,000 appliance allowance, and a 12x10 ft deck, this home blends comfort and style perfectly. The open-concept main floor includes a cozy electric fireplace, a bright kitchen with quartz countertops, and a main-floor den and powder room for added convenience. Upstairs, you'll find a spacious primary suite with a walk-in closet and 5-piece ensuite, plus two additional bedrooms, a bonus room, full bath, and laundry. The basement offers a separate entry and awaits your personal touch. Situated on a generous lot in a family-friendly community close to schools, parks, shopping, and amenities, this home delivers modern elegance and everyday functionality. GST included in price with rebate to builder.