

**9066 81 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2300652**



**\$465,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,646 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garden Beds

Welcome yourself home to this beautifully maintained family home nestled in the sought-after community of Riverstone South. This stunning two-storey residence has been lovingly cared for by its original owners, offering contemporary comforts and modern living. A spacious front entry that welcomes you into an open-plan main floor, perfect for busy family life and entertaining. The kitchen is a true showstopper, featuring stainless steel appliances, quartz countertops, gas stove, a generous corner pantry, and ample workspace. The adjoining dining area is flooded with natural light from a large window, while the cozy living room, complete with a stylish gas fireplace, provides the perfect spot to unwind. Convenient touches include a mudroom with storage leading to the heated garage and a handy half bath to complete this level. Upstairs, discover three generously sized bedrooms, including a luxurious master oasis with a grand walk-in closet and an exquisite five-piece en suite, boasting a walk-in shower and a stand-alone tub. The upper floor is further enhanced by a main bathroom and practical main-floor laundry room. Enjoy outdoor living with a fully fenced yard overlooking a field to give you peace and no rear neighbors. Located in a quiet neighborhood away from the hustle in Riverstone South