

**8806 Willow Drive**  
**Grande Prairie, Alberta**

**MLS # A2303693**



**\$459,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,574 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Gazebo, Patio Umbrella, Shed

Welcome to this beautifully maintained 2-storey home, built in 2014 and proudly owned by its original owners. Offering 3 bedrooms and 2.5 bathrooms, this home showcases a warm, modern brown palette throughout, creating a timeless and inviting feel. The heart of the home is the chef's kitchen, featuring soft-close cabinetry, under-cabinet lighting, stainless steel appliances, and generous countertop space—perfect for both everyday living and entertaining. The open-concept layout flows seamlessly into the main living areas, complemented by the convenience of main floor laundry. Upstairs, the spacious primary bedroom offers a true retreat, complete with a tasteful 5-piece ensuite featuring his and hers sinks, a tiled shower, and plenty of room to unwind. Step outside to your recently completed backyard oasis—designed for relaxation and enjoyment—with a beautiful combination of brick and wood patio space, a charming gazebo, washed rock, mulched flower beds, a newer shed, and a deck with practical under-deck storage. The yard is fully fenced with a gate, ideal for families, pets, or added privacy. The attached double car garage is fully finished, heated, and bright—perfect for Alberta winters. Additional features include central A/C to keep you cool during warm summer days and a basement that's ready for your future development. This home checks all the boxes—style, comfort, and functionality.