

8829 89 Avenue
Grande Prairie, Alberta

MLS # A2310739



\$472,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,717 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: n/a

Welcome to 8829 89 Avenue in Riverstone, a spacious and well-maintained, 2-storey home offering over 1,700 sq ft above grade and plenty of room for a growing family. The main floor features an open and inviting layout with a bright living room centered around a gas fireplace, flowing into the kitchen and dining area. The kitchen offers ample cabinetry, a walk-in pantry, and generous dining space, making it perfect for everyday living and entertaining. A convenient half bathroom completes the main level. Upstairs you'll find three large bedrooms, including the primary suite with a full ensuite, along with a bonus living area that works well as a second family room, office, or kids' play space. Recent updates include fresh paint throughout, new carpet, and new laminate flooring upstairs, giving the home a clean and modern feel. Outside you'll love the massive backyard deck, perfect for summer BBQs and relaxing evenings. The property also features a finished and heated double attached garage, making winters far more comfortable. Located in the desirable Riverstone neighbourhood, this home offers easy access to schools, parks, walking trails, and amenities. A fantastic opportunity to own a large, updated family home in a great location right in front of Riverstone Elementary School.