

9091 80 Avenue  
Grande Prairie, Alberta

MLS # A2056026



**\$459,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Riverstone                      |               |                  |
| <b>Type:</b>     | Residential/House               |               |                  |
| <b>Style:</b>    | Modified Bi-Level               |               |                  |
| <b>Size:</b>     | 1,313 sq.ft.                    | <b>Age:</b>   | 2023 (1 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached          |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard |               |                  |

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

**Features:** Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

**Inclusions:** 1 Year Builders Warranty, 10 Year New Home Warranty, \$5000 Appliance Allowance

Modified Bi-Level with modern angeled rooflines, super popular layout and great open concept. The kitchen is astonishing with a massive island showcasing granite countertops, corner pantry and tons cabinets everywhere you look. Beautiful hardwood & gleaming tile throughout. Only the best for the best. Two bedrooms & full bathroom on main level with tile surround. Master bedroom has plenty of privacy being up above the garage with a huge walk-in closet & double tiled shower. Besides looking incredible this home has oodles of upgrades plus an ipod docking station & speaker in the great room. Magnificent curb appeal featuring either exposed aggregate or stamped concrete along with stucco exterior. \*\* GST is included in the purchase price with rebate paid to the Builder.\*\*