

9054 81 Avenue  
Grande Prairie, Alberta

MLS # A2201259



**\$565,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,609 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, See Re		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Gazebo		

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

**Features:** Bidet, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Tankless Hot Water

**Inclusions:** Fridge. Stove. Microwave/Range. Dishwasher. Washer/Dryer. AC. Garage Heater. Garage Door Opener. Garage Shelving. Exterior Built in Lights & Phone App. Curtain Rods. Gazebo. Hot Tub. 2 Sheds.

The one you've been looking for... on an EXTRA LARGE LOT! A fully developed 2 storey home with FIVE BEDROOMS, and 3.5 Bathrooms. This home showcases a modernized exterior, with added permanent WATTS lighting, that you get to control with an app. No more fearing heights to install Christmas Lights! Beautiful curb appeal with professional concrete edging, and turf... Giving you that low maintenance landscape in the front where your grass is always green! Backing onto woody creek, means you get to enjoy no rear neighbours! If you're wanting to mow a lawn, the backyard is landscaped, fenced, backs onto a walking path, has a 2 tiered deck, a Gazebo, HOT TUB, and a gas line for bb'ing, as well as AIR CONDITIONING! RV PARKING here makes storing that holiday trailer so easy, or else provides you with ample additional parking! Don't want to store all of your things in the heated and finished triple car garage? Theres 2 sheds on this property that come included! Now step inside the house... This welcoming home has an open concept main floor, with a secondary entry from the garage, another closet, and a bench with storage. A pass through pantry, with built in shelving. The kitchen cabinetry and drawers have all been re-painted professionally! Enjoy this homes island for entertaining, oversized dining, and cozy living room with an electric fireplace! Granite counter tops, tiled backsplash, under cabinet lighting, stainless steel appliances, a fresh coat of paint, and a fresh "new" feel. Upstairs; you've got 2 spare bedrooms, a full bathroom, a LAUNDRY ROOM, linen closet, and your PRIMARY BEDROOM. Tall vaulted ceilings, ceiling fan, a beautiful feature wall, a LARGE walk in closet with built ins, AND an incredible NEW ENSUITE! Heated tile floors, a stand alone tub, a wall perfectly designed for a TV, a tiled shower with 3 shower heads, a glass wall

for a door, a double vanity with granite counter tops, led mirrors, and a toilet you really have to see to believe. The basement will come fully developed, with another 2 bedrooms, a full sized bathroom, and your second living space. As another added upgrade this home comes with a brand new electrical panel, that is as organized as they come. Home sweet home starts here, in Riverstone South!