

**8830 85A Avenue
Grande Prairie, Alberta**

MLS # A2269943

\$537,900



Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,735 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: \$5000 APPLIANCE ALLOWANCE, 12*10 FEET DECK & ALBERTA NEW HOME WARRANTY - 1 Year Builders Warranty, 10 Year New Home

Welcome to this stunning new home in Riverstone, offering modern living at its finest! Featuring 1,735 sq.ft. of beautifully designed space, a double attached garage, \$5,000 appliance allowance, and a 12x10 ft deck, this home blends comfort and style perfectly. The open-concept main floor includes a cozy electric fireplace, a bright kitchen with quartz countertops, and a main-floor den and powder room for added convenience. Upstairs, you'll find a spacious primary suite with a walk-in closet and 5-piece ensuite, plus two additional bedrooms, a bonus room, full bath, and laundry. The basement offers a separate entry and awaits your personal touch. Situated on a generous lot in a family-friendly community close to schools, parks, shopping, and amenities, this home delivers modern elegance and everyday functionality. GST included in price with rebate to builder.