

8601 Willow Drive  
Grande Prairie, Alberta

MLS # A2279113



**\$525,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,863 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Granite Counters, Jetted Tub, Sump Pump(s), Tankless Hot Water		
<b>Inclusions:</b>	none		

Modern Excellence in Riverstone | Steps from School Site This stunning contemporary home offers over 1,863 sq. ft. of finished space on the upper levels, plus a nearly complete basement. Loaded with premium "extras," the main floor impresses with rich dark cabinetry, sleek hardwood and tile flooring, and high-end stainless steel appliances. The second floor is designed for family comfort, featuring a massive bonus room and three spacious bedrooms. The primary retreat includes a spa-inspired ensuite with a custom tiled walk-in shower and a deep jet tub. Value Add: The basement is already developed with a 4th bedroom, a full bathroom, and a private office. Bring your finishing touches to the living room to complete this incredible home!