

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

**MLS # A2269943**

**\$537,900**



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

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