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9090 80 Avenue  
Grande Prairie, Alberta

MLS # A2269945

\$537,900



|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Riverstone             |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 1,735 sq.ft.           | Age:   | 2025 (0 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:** Studio Homes Warranty 1 Year, Alberta New Home Warranty 2 Year, 5yr or 7yr Building Envelope, 10yr Structural and \$5,000 Appliance Allowance, 12x10 Deck.

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.