

9066 81 Avenue
Grande Prairie, Alberta

MLS # A2300652



\$465,000

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| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,646 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | Garden Beds | | |

Welcome yourself home to this beautifully maintained family home nestled in the sought-after community of Riverstone South. This stunning two-storey residence has been lovingly cared for by its original owners, offering contemporary comforts and modern living. A spacious front entry that welcomes you into an open-plan main floor, perfect for busy family life and entertaining. The kitchen is a true showstopper, featuring stainless steel appliances, quartz countertops, gas stove, a generous corner pantry, and ample workspace. The adjoining dining area is flooded with natural light from a large window, while the cozy living room, complete with a stylish gas fireplace, provides the perfect spot to unwind. Convenient touches include a mudroom with storage leading to the heated garage and a handy half bath to complete this level. Upstairs, discover three generously sized bedrooms, including a luxurious master oasis with a grand walk-in closet and an exquisite five-piece en suite, boasting a walk-in shower and a stand-alone tub. The upper floor is further enhanced by a main bathroom and practical main-floor laundry room. Enjoy outdoor living with a fully fenced yard overlooking a field to give you peace and no rear neighbors. Located in a quiet neighborhood away from the hustle in Riverstone South