

**9086 80 Avenue
Grande Prairie, Alberta**

MLS # A2244694



\$474,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,434 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	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Vinyl Windows		

Inclusions: N/A

The “Lennie” by Woody Creek Homes – Modern Comfort with Premium Upgrades Discover the “Lennie” floor plan by Woody Creek Homes, an impressive executive two-storey home offering approximately 1,435 sq ft of thoughtfully designed living space. Step into a spacious front entry that welcomes you into a bright, open-concept main floor featuring a stylish half bath and an elegant electric fireplace that anchors the living area. Upstairs, you’ll find three generously sized bedrooms, including a primary suite complete with a luxurious 4-piece ensuite. A second 4-piece bathroom serves the additional bedrooms, offering comfort and functionality for the entire family. Enjoy a rich blend of interior finishes, including luxury vinyl plank flooring, plush carpet, and upscale tile throughout, all in modern, designer-selected colour palettes. The kitchen comes fully equipped with stainless steel appliances, adding convenience and style. The oversized double garage boasts an extra-high ceiling for ample storage and is roughed in for a garage heater—perfect for Alberta winters. Additional premium features include a rear deck, front landscaping, and finishings often considered upgrades by other builders. Experience quality craftsmanship and thoughtful extras with Woody Creek Homes—where details make the difference.