

**8042 91 Street
Grande Prairie, Alberta**

MLS # A1051521



\$309,900

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,170 sq.ft.	Age:	2015 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Attached, Attached Garage, Double Garage, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Kitchen Island, Pantry, Sump Pump(s)

Inclusions: -

BONUS COMES WITH A DECK, FENCE AND FRONT YARD SOD THAT IS ALL DONE! WOODY CREEK HOMES would like to present the Sophia! This 2 storey duplex features an open concept main floor with a fabulous modern grey color scheme throughout as well as a great island in the kitchen, a pantry and lots of cabinets there is also a great half bath just off the kitchen. The 2nd floor won't disappoint with 3 bedrooms, laundry area, full bathroom and the master bedroom is a great size and has a full en-suite!! One of the upstairs smaller bedrooms even features a walk in closet! All this and there is also an attached double garage the front yard is sodded and there is a deck off the dinning room! This home is ready for it's new family so come check it out today. The owners of Woody Creek homes are experienced in home building and are excited to start sharing their homes with you! GST is included in purchase price with rebate to be paid to the builder. Listing REALTOR® has business/relation to Woody Creek Homes.