

**8617 Willow Drive
Grande Prairie, Alberta**

MLS # A1152255



\$359,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,730 sq.ft.	Age:	2012 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)		

Inclusions: All appliances and property being sold as it where is.

Fully developed large two story home. This is the floor plan you have been looking for! The main level features an open concept living space with dark cabinets, built in fireplace and access to the backyard. The main level also has a half bath and a great office space. Upstairs has even more surprises with 3 bedrooms with the main bedroom featuring an ensuite and walk in closet. Plus there is a nice bonus room upstairs as well!!! Basement is mostly developed with 2 bedrooms another full bathroom and l and storage space. Basement could use some finishing touches to some drywall in one bedroom as well as trim to finish it up. Double garage is attached and accessible from the main level. The backyard is not landscaped and there is no deck off the patio doors, leaving some room to make the property your own.