

**9091 80 Avenue
Grande Prairie, Alberta**

MLS # A2056026



\$479,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,313 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Rs
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

Inclusions: 1 Year Builders Warranty, 10 Year New Home Warranty, \$5000 Appliance Allowance

Modified Bi-Level with modern angeled rooflines, super popular layout and great open concept. The kitchen is astonishing with a massive island showcasing granite countertops, corner pantry and tons cabinets everywhere you look. Beautiful hardwood & gleaming tile throughout. Only the best for the best. Two bedrooms & full bathroom on main level with tile surround. Master bedroom has plenty of privacy being up above the garage with a huge walk-in closet & double tiled shower. Besides looking incredible this home has oodles of upgrades plus an ipod docking station & speaker in the great room. Magnificent curb appeal featuring either exposed aggregate or stamped concrete along with stucco exterior. ** GST is included in the purchase price with rebate paid to the Builder.**