# \$449,900 - 8845 85a Avenue, Grande Prairie

MLS® #A2196453

### \$449,900

3 Bedroom, 3.00 Bathroom, 1,346 sqft Residential on 0.12 Acres

Riverstone., Grande Prairie, Alberta

**IMMEDIATE POSSESSION - LEAST** EXPENSIVE NEW HOUSE WITH GARAGE -TWO STORY - In a great location, incredibly quiet, low traffic & close to plenty of amenities. Stunning 2 Story with a whopping 1,346 sqft. Open concept with the kitchen, dining area & living room. Also half bathroom on the main level which is great for guests. Upper level is very family friendly with 3 bedrooms & 2 bathrooms altogether along with laundry area. A master of master bedrooms, generous sized ensuite & walk-in closet! The chic finishings you can't help but enjoy as you walk through. They have a true sense of taste when picking out the finest product being used in their homes. A spacious double car driveway leading up to your double car garage that has one of the sleekest garage doors on the market. Don't worry, when you buy new, you get warranty. Also energy efficiency in every possible way!

Built in 2024

### **Essential Information**

MLS® # A2196453 Price \$449,900

Bedrooms 3

Bathrooms 3.00

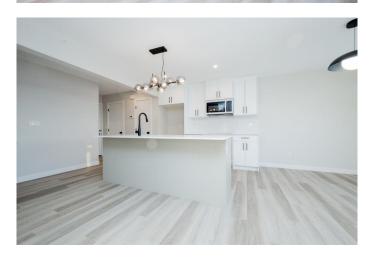
Full Baths 2

Half Baths 1

Square Footage 1,346







Acres 0.12 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 8845 85a Avenue

Subdivision Riverstone.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X0R4

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Garage Control(s), Range Hood

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Yard, City Lot, Front Yard, Cleared, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 21st, 2025

Days on Market 60 Zoning RS

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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