

**8845 85A Avenue
Grande Prairie, Alberta**

MLS # A2183415



\$457,500

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Cleared, Front Yard, No Neighbours Behind		

Heating:	Forced Air	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:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s)		

Inclusions: \$3000 APPLIANCE ALLOWANCE & 12x10 DECK | ABNW - 1 Year Builders Warranty, 10 Year New Home

IMMEDIATE POSSESSION - LEAST EXPENSIVE NEW HOUSE WITH GARAGE - TWO STORY - \$3000 APPLIANCE ALLOWANCE & FREE 12x10 DECK ** 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. We may even let you pick the cabinets, counters, flooring, colours & anything else your little heart desires!