

**9094 80 Avenue
Grande Prairie, Alberta**

MLS # A2190014



\$430,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,355 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

The Avondale is a feature rich home that packs numerous features, amenities and space into a very affordable package. The modern exterior with 2 car attached garage allows for warm winter access. The 2 storey floor plan maximizes square footage to provide 3 spacious bedrooms and 2 full baths upstairs while maintaining an open floor plan on the main level. Modern finishes and colours apply to every inch of this new home by Woody Creek. A 12 X 10 foot deck is also included for outdoor relaxation. The basement development can be completed for a fee. Square footage is according to builder blue prints. Proper RMS will be uploaded asap