

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

MLS® #A2196453

**\$449,900**

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

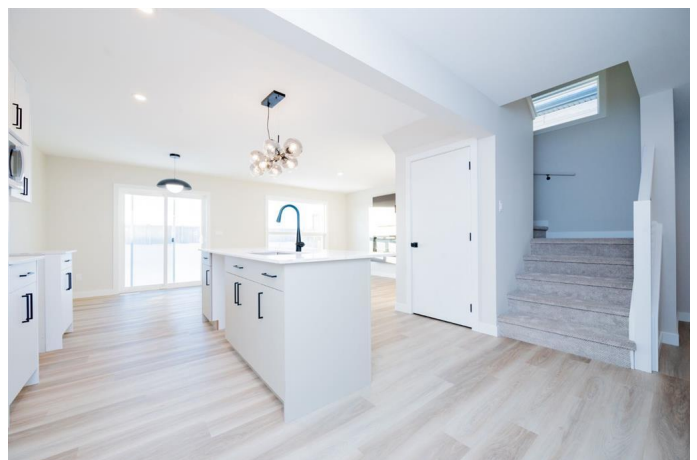
Riverstone., Grande Prairie, Alberta

**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          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, City Lot, Front Yard, No Neighbours Behind, Cleared |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete  |

### **Additional Information**

Date Listed February 21st, 2025

Days on Market 19

Zoning RS

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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