

8853 85A Avenue  
Grande Prairie, Alberta

MLS # A2189107

\$494,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,637 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

**Inclusions:** Alberta New Home Warranty - 1 Year Materials & Labour Warranty, 2 Year Delivery & Distribution Systems, 5 Year Building Envelope, 10 Year Structural. \$5,000 Appliance Allowance, 2 x Garage Controls, Microwave Hood Fan, 2 x Garage Door Opener,

This stunning two-story home by Studio Homes is designed to check every box for modern family living, with a thoughtful layout and beautiful finishes that truly stand out. The updated plan includes an added bonus room upstairs, complementing three spacious bedrooms, 2.5 bathrooms, and the convenience of an upper-level laundry closet. With the potential to be fully developed into a 4-bedroom, 3.5-bathroom home with three living areas, this property offers endless possibilities. Boasting 1,637 square feet on the main and upper levels, and easily exceeding 2,100 square feet of total living space with the basement, this open-concept home flows effortlessly from the kitchen to the dining area and living room, with a convenient half-bath on the main floor for guests. The upper level is ideal for families, featuring three bedrooms, including a generous primary suite with a luxurious ensuite and walk-in closet, as well as a bonus room perfect for additional living space. Located in a quiet, low-traffic neighborhood close to amenities, this home combines peace and convenience. The chic finishes throughout showcase exceptional craftsmanship, from the sleek double-car garage door to the stylish interior details, and buyers may even have the opportunity to select cabinets, countertops, flooring, colors, and more to make this house truly their own. With a spacious driveway and a location that can't be beat, this home is ready to exceed your expectations—schedule a viewing today!