

9086 80 Avenue  
Grande Prairie, Alberta

MLS # A2244694



\$474,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Riverstone             |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | Modified Bi-Level      |        |                  |
| Size:     | 1,434 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: | Back Yard, City Lot    |        |                  |

|             |                                                                 |            |    |
|-------------|-----------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                      | Water:     | -  |
| Floors:     | Carpet, Tile, Vinyl Plank                                       | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                 | Condo Fee: | -  |
| Basement:   | Full, Unfinished                                                | LLD:       | -  |
| Exterior:   | Wood Frame                                                      | Zoning:    | RS |
| Foundation: | Poured Concrete                                                 | Utilities: | -  |
| Features:   | Built-in Features, High Ceilings, Kitchen Island, Vinyl Windows |            |    |

Inclusions: N/A

The “Lennie” by Woody Creek Homes – Modern Comfort with Premium Upgrades Discover the “Lennie” floor plan by Woody Creek Homes, an impressive executive two-storey home offering approximately 1,435 sq ft of thoughtfully designed living space. Step into a spacious front entry that welcomes you into a bright, open-concept main floor featuring a stylish half bath and an elegant electric fireplace that anchors the living area. Upstairs, you’ll find three generously sized bedrooms, including a primary suite complete with a luxurious 4-piece ensuite. A second 4-piece bathroom serves the additional bedrooms, offering comfort and functionality for the entire family. Enjoy a rich blend of interior finishes, including luxury vinyl plank flooring, plush carpet, and upscale tile throughout, all in modern, designer-selected colour palettes. The kitchen comes fully equipped with stainless steel appliances, adding convenience and style. The oversized double garage boasts an extra-high ceiling for ample storage and is roughed in for a garage heater—perfect for Alberta winters. Additional premium features include a rear deck, front landscaping, and finishings often considered upgrades by other builders. Experience quality craftsmanship and thoughtful extras with Woody Creek Homes—where details make the difference.