

**8705 willow Drive
Grande Prairie, Alberta**

MLS # A2212526



\$439,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,441 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Landscaped | | |

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|--------------------|--------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: Gazebo, Hot Tub AS IS (Been winterized for 2 years so unsure on functionality)

Beautiful fully developed 2-storey home located in the family-friendly neighbourhood of Riverstone in Grande Prairie. This home features a large front entry with built-in bench and hooks, leading into a modern espresso cabinet kitchen with stainless steel appliances, pantry, and dining area. The dining space opens to an oversized deck with hot tub and a fully fenced, landscaped yard—perfect for relaxing or entertaining. Just off the dining area is a spacious living room with gas fireplace and wood accent wall. The main floor also includes a convenient half bath, laundry area, and access to the double attached garage. Upstairs you'll find a large primary bedroom with walk-in closet and ensuite, plus two additional bedrooms with built-in shelving and a full bathroom. The finished basement offers a large rec room, fourth bedroom, storage space, and is roughed-in for a future full bath. Located in the desirable Riverstone community, this home is close to schools, parks, trails, and shopping. Nearby amenities include Riverstone Public School (K-8), Holy Cross Catholic School, Cobblestone Plaza with FreshCo, Shoppers Drug Mart, Tim Hortons, and more. This move-in-ready home combines comfort, space, and convenience in one of Grande Prairie's most sought-after family neighbourhoods!