

8709 Willow Drive  
Grande Prairie, Alberta

MLS # A2243394



**\$464,900**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverstone                                      |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | 2 Storey                                        |               |                   |
| <b>Size:</b>     | 1,704 sq.ft.                                    | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 3                                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad             |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Few Trees, Rectangular Lot |               |                   |

|                    |                                                              |                   |    |
|--------------------|--------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                     | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                              | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s) |                   |    |

**Inclusions:** refrigerator, range, microwave hood fan, dishwasher, washer, dryer, garage door opener, window coverings

Located in the sought-after community of Riverstone, this pristine two-storey home is practically move-in ready and full of thoughtful updates. The beautifully landscaped yard, complete with a two-level deck, gazebo, landscape rock and trees, offers a peaceful outdoor escape right at home. Inside, you'll find a bright and welcoming main level with a spacious entryway, tile and hardwood flooring, and a versatile front office or den. The kitchen features rich maple cabinetry, a convenient pantry, a center island, stainless steel appliances (including a brand new stove), and stylish upgrades like a new backsplash, sink, faucet, light fixtures, and fresh paint. The living room is warm and inviting with hardwood floors and a cozy gas fireplace, while a convenient half bath completes the main floor. Upstairs, all three bedrooms and bonus room feature brand new stain and pet-resistant carpet, including the generous primary suite with a walk-in closet and 4-piece ensuite. You'll also find a second 4-piece bathroom and a bonus room overlooking the backyard—perfect for a playroom, TV space, or quiet reading nook. The basement offers a head start with some framing and drywalling already in place—just awaiting its new owner's vision to finish the space and make it their own. Additional highlights include a double attached garage and fantastic curb appeal. This is a meticulously cared-for home in a family-friendly neighbourhood within walking distance of the Riverstone Public School (K-8) and close to coffee shops, groceries, and other amenities. Don't miss your chance to make it yours!