8845 85A Avenue
Grande Prairie, Alberta

MLS # A2196453

$449,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,346 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: 1 Year Builders Warranty & 10 Year New Home Warranty

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!