

# \$449,900 - 8845 85a Avenue, Grande Prairie

MLS® #A2196453

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,346 sqft  
Residential on 0.12 Acres

Riverstone., Grande Prairie, Alberta

**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!

Built in 2024

## Essential Information

MLS® #	A2196453
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346



Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8845 85a Avenue
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0R4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Garage Control(s), Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, City Lot, Front Yard, No Neighbours Behind, Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	21
Zoning	RS

### **Listing Details**

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.