

8705 willow Drive  
Grande Prairie, Alberta

MLS # A2212526



**\$442,500**

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

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                 | <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>   | 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!