



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

**8825 Willow Drive
 Grande Prairie, Alberta**

MLS # A2201022



\$434,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,678 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, City Lot | | |

| | | | |
|--------------------|---------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Mixed, Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Pantry | | |

Inclusions: N/A

Step into this beautifully designed 2-storey home in the heart of Riverstone, offering spacious living, modern upgrades, and unbeatable convenience! Just steps from Riverstone Public School and a fantastic park, this home is perfect for families. From the moment you enter, you'll be welcomed by a grand open foyer leading into a bright and airy kitchen & living space. The kitchen is equipped with a walk-in pantry, built-in electric stove, built-in wall oven, and an island—perfect for hosting! Recent updates include a new dishwasher (2023), washer & dryer (2023). The cozy gas fireplace in the living room adds warmth and charm, while large windows bring in natural light. Enjoy seamless indoor-outdoor living with patio doors leading to a deck and a fully fenced, landscaped yard. The main floor also features a convenient laundry room and half-bath. Upstairs, the primary suite offers a walk-in closet and ensuite bath, along with three additional spacious bedrooms and a full bathroom. The unfinished basement awaits your personal touch and future development. Located near FreshCo, coffee shops, restaurants, walking trails, and bus routes, this home offers everything you need at your doorstep. Don't miss out—book your showing today!