

9086 80 Avenue
 Grande Prairie, Alberta

MLS # A2244694



\$474,900

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|------------------|------------------------|---------------|------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,434 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, City Lot | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Kitchen Island, Vinyl Windows | | |

Inclusions: N/A

The "Lennie" by Woody Creek Homes — Modern Comfort with Premium Upgrades Discover the "Lennie" floor plan by Woody Creek Homes, an impressive executive two-storey home offering approximately 1,435 sq ft of thoughtfully designed living space. Step into a spacious front entry that welcomes you into a bright, open-concept main floor featuring a stylish half bath and an elegant electric fireplace that anchors the living area. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a luxurious 4-piece ensuite. A second 4-piece bathroom serves the additional bedrooms, offering comfort and functionality for the entire family. Enjoy a rich blend of interior finishes, including luxury vinyl plank flooring, plush carpet, and upscale tile throughout, all in modern, designer-selected colour palettes. The kitchen comes fully equipped with stainless steel appliances, adding convenience and style. The oversized double garage boasts an extra-high ceiling for ample storage and is roughed in for a garage heater—perfect for Alberta winters. Additional premium features include a rear deck, front landscaping, and finishings often considered upgrades by other builders. Experience quality craftsmanship and thoughtful extras with Woody Creek Homes—where details make the difference.