

780-380-6207  
meghan@meghanrobinson.net

8705 willow Drive  
Grande Prairie, Alberta

MLS # A2212526



**\$439,900**

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

|             |                                |            |    |
|-------------|--------------------------------|------------|----|
| Heating:    | Forced Air                     | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Hardwood | Sewer:     | -  |
| Roof:       | Asphalt Shingle                | Condo Fee: | -  |
| Basement:   | Finished, Full                 | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame       | Zoning:    | RS |
| Foundation: | Poured Concrete                | Utilities: | -  |
| Features:   | 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!