

8605 Willow Drive

Grande Prairie, Alberta

MLS # A2227209



\$489,900

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|-----------|-------------------------------------|--------|-------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,429 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Parking Pad, Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Few Trees | | |

| | | | |
|-------------|---|------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Kitchen Island, No Smoking Home, Pantry | | |

Inclusions:

Shed

Immaculate 3 Bed, 3.5 bath home with triple garage & finished basement in a sought after neighbourhood! Welcome to this beautifully maintained two-storey home located in one of Grande Prairie’s most sought-after communities. Offering exceptional space, style, and functionality, this property is perfect for families and entertainers alike. Step inside to a bright and open main floor featuring modern finishes, a cozy living area, and a stylish, functional kitchen – ideal for hosting. Just off the dining area, patio doors lead to a large deck complete with a spacious garden box, perfect for growing vegetables or flowers. Upstairs, you’ll find three generous bedrooms, including a spacious primary suite with a walk-in closet and full ensuite bathroom. The fully developed basement is a standout feature, showcasing a custom bar and a large entertainment area – perfect for movie nights, game days, or gatherings with friends. This home has seen numerous upgrades in the past year, including a new fridge, dishwasher, central air conditioning, and an oversized shed. The triple attached heated garage includes a convenient 24-foot-deep pull-through bay that provides backyard access and easily accommodates a full-sized pickup truck – ideal for trailers, toys, or extra parking. Enjoy year-round comfort and the convenience of being located near parks, schools, and all essential amenities. Don’t miss this incredible opportunity – book your private showing today!