

8030 91 Street
Grande Prairie, Alberta

MLS # A2252523



\$399,900

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,355 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Gentle Sloping, Landscaped, Lawn, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	Garage Heater, Floating Shelves, TV Mount + Bracket, Work Bench		

This stunning two story home built in 2018. From the curb, it immediately stands out with its modern exterior and heated double car garage, complete with sleek vertical window accents on the door. Stepping up to the front entrance, you're welcomed into a bright and inviting foyer that hints at the quality craftsmanship and upgrades found throughout the home. Moving into the heart of the main floor, the kitchen commands attention with its expansive granite island and eating bar, rich tile backsplash, stainless steel appliances, pantry, and crown moulding details that elevate the space. Just off the kitchen, the open-concept living room offers a warm and stylish place to unwind, while the dining area sits perfectly placed with views into the private west-facing backyard, flooding the space with natural light. A chic powder room tucked on the main floor adds convenience for family and guests alike. Heading upstairs, the thoughtful family layout shines with three generously sized bedrooms, including the luxurious master suite. The master retreat features a spa-inspired ensuite with dual sinks, granite vanity, custom double tiled shower with glass doors, and an oversized walk-in closet, making it the perfect sanctuary. Two additional bedrooms share a beautifully finished full bathroom, and the upper-level laundry room adds everyday practicality. Stepping out into the backyard, you'll love the oversized deck with privacy wall, fully fenced and landscaped yard, and no rear neighbours, offering a sun soaked private oasis ideal for entertaining or simply enjoying the peace and quiet. With every detail carefully curated, from built-in wood shelving in the closets to tile finishes throughout, this one owner home has been meticulously maintained and feels truly better than new. Homes like this don't come up often. Schedule your private viewing and see firsthand why this one is the perfect

fit for your next chapter.