

**8722 Willow Drive**  
**Grande Prairie, Alberta**

**MLS # A2321253**



**\$479,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautiful modified bi-level and fully developed family home nestled in the family oriented community of Riverstone, just a short walk to the school, playgrounds and parks. Has been updated in the past with modern paint, stylish vinyl plank flooring, and matching carpet, this inviting 4 bedroom, 3 bathroom home offers the perfect blend of comfort, functionality, and contemporary design. The bright and airy main floor showcases impressive vaulted ceilings that create an open, spacious atmosphere, while the thoughtfully designed kitchen features rich espresso cabinetry, a timeless tile backsplash, stainless steel appliances, a large island with eating bar, and a convenient corner pantry. The open concept living and dining area is ideal for entertaining and seamlessly extends to the backyard deck, making indoor/outdoor living effortless. The private primary retreat offers a walk in closet and a well appointed 3 piece ensuite highlighted by a luxurious double shower, while two additional bedrooms and a full bathroom complete the main level. Downstairs, the fully finished basement provides exceptional additional living space with a massive family room centered around a stunning stone gas fireplace, double doors for added privacy, a spacious fourth bedroom, a full bathroom, laundry room, and ample storage space. Outside, the fully fenced and landscaped backyard creates the perfect setting for children, pets, and summer gatherings, making this move in eady property an outstanding place to call home.