

# \$494,900 - 8853 85a Avenue, Grande Prairie

MLS® #A2189107

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,637 sqft  
Residential on 0.13 Acres

Riverstone., Grande Prairie, Alberta

This stunning two-story home by Studio Homes is designed to check every box for modern family living, with a thoughtful layout and beautiful finishes that truly stand out. The updated plan includes an added bonus room upstairs, complementing three spacious bedrooms, 2.5 bathrooms, and the convenience of an upper-level laundry closet. With the potential to be fully developed into a 4-bedroom, 3.5-bathroom home with three living areas, this property offers endless possibilities. Boasting 1,637 square feet on the main and upper levels, and easily exceeding 2,100 square feet of total living space with the basement, this open-concept home flows effortlessly from the kitchen to the dining area and living room, with a convenient half-bath on the main floor for guests. The upper level is ideal for families, featuring three bedrooms, including a generous primary suite with a luxurious ensuite and walk-in closet, as well as a bonus room perfect for additional living space. Located in a quiet, low-traffic neighborhood close to amenities, this home combines peace and convenience. The chic finishes throughout showcase exceptional craftsmanship, from the sleek double-car garage door to the stylish interior details, and buyers may even have the opportunity to select cabinets, countertops, flooring, colors, and more to make this house truly their own. With a spacious driveway and a location that can't be beat, this home is ready to exceed your expectations—schedule a



viewing today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189107    |
| Price          | \$494,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,637       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8853 85a Avenue |
| Subdivision | Riverstone.     |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X0R5          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Kitchen Island, Quartz Counters |
| Appliances        | Garage Control(s), Range Hood   |
| Heating           | Forced Air                      |
| Cooling           | None                            |
| Fireplace         | Yes                             |

|                 |                               |
|-----------------|-------------------------------|
| # of Fireplaces | 1                             |
| Fireplaces      | Electric, Living Room, Mantle |
| Has Basement    | Yes                           |
| Basement        | Full, Unfinished              |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 147                |
| Zoning         | RS                 |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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