

# \$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	111
Zoning	RS

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.