

**9095 80 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2172434**



**\$449,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Riverstone             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Bi-Level               |               |                  |
| <b>Size:</b>     | 1,126 sq.ft.           | <b>Age:</b>   | 2023 (1 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                 |                   |    |
|--------------------|-----------------|-------------------|----|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home |                   |    |

**Inclusions:** na

The Tuscan is an awesome bi-level plan. Woody Creek Homes is committed to quality craftsmanship and attention to detail. This specialized plan offers unique finishes you don't see including built in nooks for storage. As soon as you enter you are greeted by a large front foyer! A couple steps up you enter a large open space for your living room, kitchen and dining room. The living room features a fireplace with vaulted ceilings. The kitchen has upgraded cabinets with a peninsula island which adds space to the area. Your three bedrooms upstairs highlights your master bedroom with 4 piece ensuite. Downstairs is getting fully finished with a large rec room and big bedroom. Outside is fenced and ready for pets! Come check this one out today!