

9094 80 Avenue
Grande Prairie, Alberta

MLS # A2190014



\$430,000

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|------------------|------------------------|---------------|------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,355 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | City Lot | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: none

The Avondale is a feature rich home that packs numerous features, amenities and space into a very affordable package. The modern exterior with 2 car attached garage allows for warm winter access. The 2 storey floor plan maximizes square footage to provide 3 spacious bedrooms and 2 full baths upstairs while maintaining an open floor plan on the main level. Modern finishes and colours apply to every inch of this new home by Woody Creek. A 12 X 10 foot deck is also included for outdoor relaxation. The basement development can be completed for a fee. Square footage is according to builder blue prints. Proper RMS will be uploaded asap