

# \$430,000 - 8705 Willow Drive, Grande Prairie

MLS® #A2212526

**\$430,000**

4 Bedroom, 3.00 Bathroom, 1,441 sqft

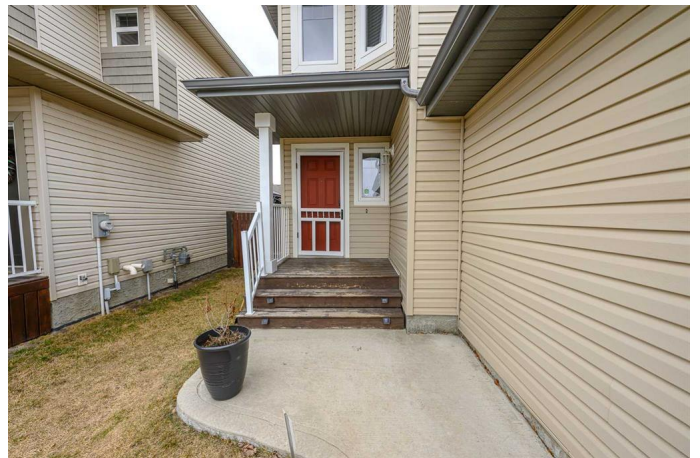
Residential on 0.10 Acres

Riverstone., Grande Prairie, Alberta

Beautiful fully developed 2-storey home located in the family-friendly neighbourhood of Riverstone in Grande Prairie. This home features a large front entry with built-in bench and hooks, leading into a modern espresso cabinet kitchen with stainless steel appliances, pantry, and dining area. The dining space opens to an oversized deck with hot tub and a fully fenced, landscaped yardâ€”perfect for relaxing or entertaining. Just off the dining area is a spacious living room with gas fireplace and wood accent wall.

The main floor also includes a convenient half bath, laundry area, and access to the double attached garage. Upstairs you'll find a large primary bedroom with walk-in closet and ensuite, plus two additional bedrooms with built-in shelving and a full bathroom. The finished basement offers a large rec room, fourth bedroom, storage space, and is roughed-in for a future full bath. Located in the desirable Riverstone community, this home is close to schools, parks, trails, and shopping. Nearby amenities include Riverstone Public School (K-8), Holy Cross Catholic School, Cobblestone Plaza with FreshCo, Shoppers Drug Mart, Tim Hortons, and more. This move-in-ready home combines comfort, space, and convenience in one of Grande Prairieâ€™s most sought-after family neighbourhoods!

Built in 2012



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212526    |
| Price          | \$430,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,441       |
| Acres          | 0.10        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8705 Willow Drive |
| Subdivision | Riverstone.       |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8X0L5            |

## Amenities

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 36               |
| Zoning         | RS               |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Sutton Group Grande Prairie Pr |
|----------------|--------------------------------|



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