



**8017 90C Street**  
**Grande Prairie, Alberta**

**MLS # A2169978**



**\$493,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,887 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Lawn, Garden, No Neighbours Be		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Blinds

Introducing this meticulously maintained 2019-built 2-storey home in the desirable Riverstone neighborhood, which truly feels like new. The care and attention to detail are evident throughout, making this a move-in ready gem. Step inside to a welcoming main floor that offers a convenient 2-piece bathroom, a perfect office space for working from home, and a stunning kitchen featuring stone countertops, sit-up seating at the island, a spacious corner pantry, and elegant undermount lighting. The open-concept living and dining area centers around a cozy gas fireplace, ideal for family gatherings. Step outside to your beautifully landscaped, fully fenced backyard, complete with a deck and direct access to the greenspace and playground behind—no rear neighbors for added privacy. The upper level boasts a versatile bonus room, perfect as a second living area or playroom, along with two generously sized bedrooms, a 4-piece bathroom, and a functional laundry room with a sink. The primary suite is a true retreat, offering a walk-in closet and an ensuite bathroom all designed for relaxation. Notable features include the stylish coffered ceilings on the main floor and can't forget the heated double car garage with towering ceilings, perfect for extra storage or perhaps even a golf simulator! The unfinished basement offers potential for additional living space or storage. This home sits on a large city lot, providing ample space both inside and out, with the added perk of a peaceful, family-friendly location.