

# **\$564,900 - 8826 86a Avenue, Grande Prairie**

---

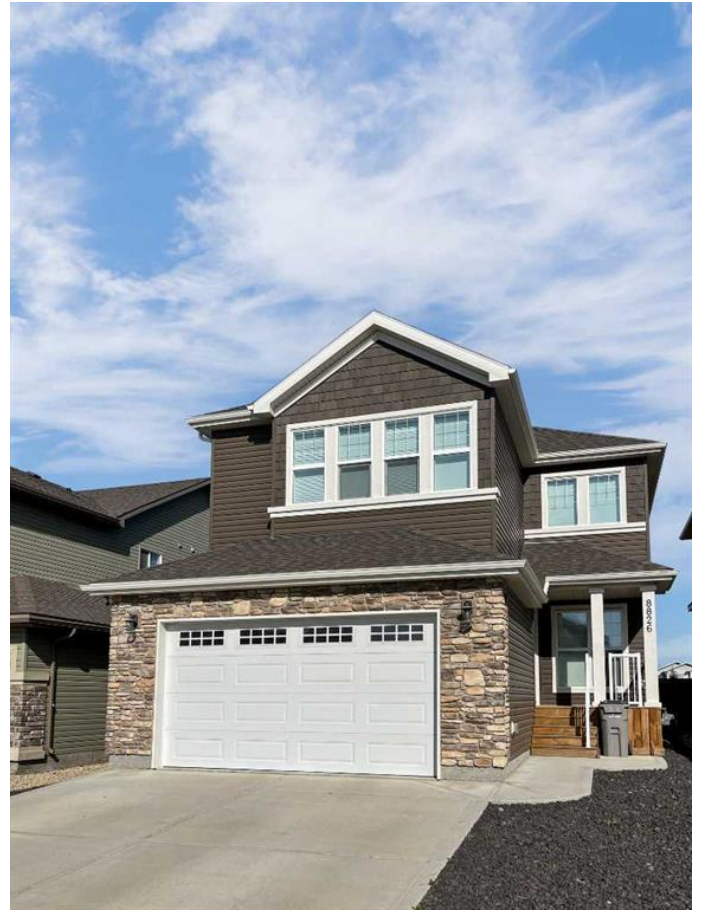
MLS® #A2212504

## **\$564,900**

5 Bedroom, 4.00 Bathroom, 2,218 sqft  
Residential on 0.10 Acres

Riverstone., Grande Prairie, Alberta

5 bed 3.5 bath full executive house in Riverstone! This house has it all! Backs onto a park, only steps to Riverstone Public School, heated garage and central air! Great layout with 4 bedrooms up and 3 finished living spaces makes this a perfect family home. There is a handy main floor office space that's next to the entry. Convenient half bath between the office and the garage, where you need it most. Well appointed kitchen with ample cabinet and counter top space, an island and a pantry, stone countertops with an eat up counter. The beautiful gas fireplace in the living room has full stone work, built in shelving on either side and is wired for a TV. Separate dining area with access to rear deck and fully fenced back yard. Upstairs you'll find the bonus room with lots of space for a TV area or kids play area. There are three good sized rooms with built in shelving, and sturdy dimple latch dual door closets. The 3 bedrooms share a 5 piece bathroom with dual sinks. Last but not least; the large primary bedroom. Lots of natural light and cathedral ceiling make this space feel extra large. Follow the barn doors leading into the amazing ensuite bathroom. The walk-in closet is conveniently located in the bathroom. This spa-like sanctuary features 2 separate sinks, stand alone jetted tub, walk-in shower, and separate toilet area nestled behind the built ins. With this many bedrooms on the upper level, the bedroom level laundry is a MUST. The basement is fully finished with a THIRD



living space, fifth bedroom and a full bathroom. Triple pane windows throughout! Attached HEATED double garage. Fully fenced back yard with an attached deck, mostly low maintenance landscaping, and firepit area and backs onto a park! Don't let this great family home get away!

Built in 2017

### Essential Information

MLS® #	A2212504
Price	\$564,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,218
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

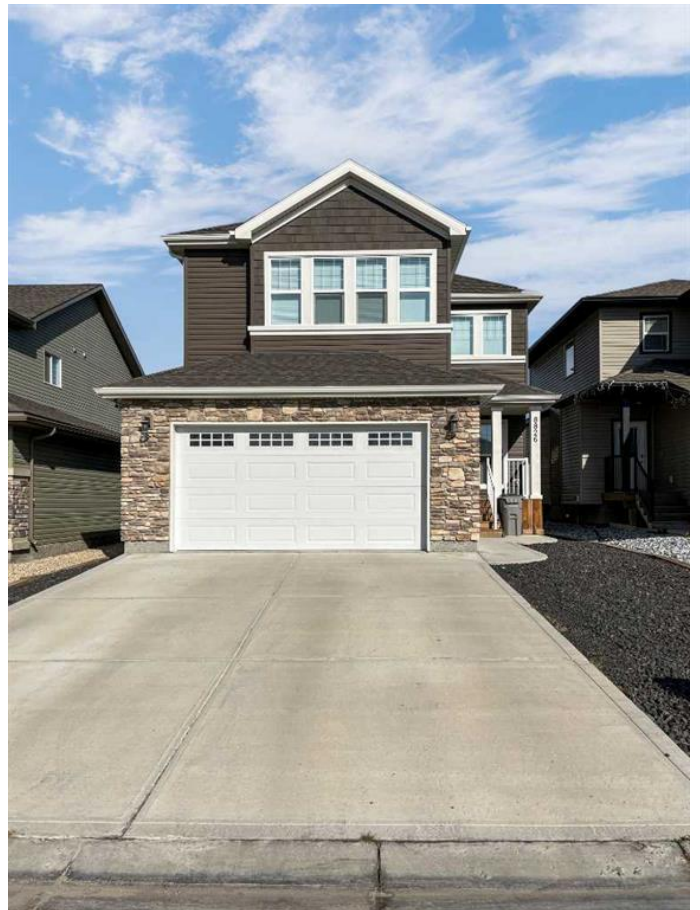
### Community Information

Address	8826 86a Avenue
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0P4

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior



Interior Features	Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 20th, 2025
Days on Market	17
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.