

**9086 80 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2244694**



**\$474,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Riverstone             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,434 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot    |               |                  |

|                    |                                                                 |                   |    |
|--------------------|-----------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                                      | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, High Ceilings, Kitchen Island, Vinyl Windows |                   |    |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

The “Lennie” by Woody Creek Homes – Modern Comfort with Premium Upgrades Discover the “Lennie” floor plan by Woody Creek Homes, an impressive executive two-storey home offering approximately 1,435 sq ft of thoughtfully designed living space. Step into a spacious front entry that welcomes you into a bright, open-concept main floor featuring a stylish half bath and an elegant electric fireplace that anchors the living area. Upstairs, you’ll find three generously sized bedrooms, including a primary suite complete with a luxurious 4-piece ensuite. A second 4-piece bathroom serves the additional bedrooms, offering comfort and functionality for the entire family. Enjoy a rich blend of interior finishes, including luxury vinyl plank flooring, plush carpet, and upscale tile throughout, all in modern, designer-selected colour palettes. The kitchen comes fully equipped with stainless steel appliances, adding convenience and style. The oversized double garage boasts an extra-high ceiling for ample storage and is roughed in for a garage heater—perfect for Alberta winters. Additional premium features include a rear deck, front landscaping, and finishings often considered upgrades by other builders. Experience quality craftsmanship and thoughtful extras with Woody Creek Homes—where details make the difference.