

\$474,900 - 9086 80 Avenue, Grande Prairie

MLS® #A2244694

\$474,900

3 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.10 Acres

Riverstone., Grande Prairie, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2244694
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	9086 80 Avenue
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V3S6

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	RS

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.