

# **\$529,900 - 9054 80 Avenue, Grande Prairie**

MLS® #A2233561

## **\$529,900**

3 Bedroom, 2.00 Bathroom, 1,430 sqft  
Residential on 0.12 Acres

Riverstone., Grande Prairie, Alberta

Welcome to "The Cremona" â€" one of Woody Creek Homesâ€™™ most sought-after floor plans! This beautifully designed modified bi-level offers the perfect blend of space, luxury, and functionality. Boasting 1,430 sq ft of thoughtfully crafted living space, this home is ideally situated with stunning rear views of scenic Woody Creek Parkâ€™"where mature trees and a playground create a peaceful, private backdrop with no rear neighbors. Enjoy morning coffee or evening sunsets from your included rear deck, and step inside to discover a bright, open-concept layout featuring a vaulted ceiling in the living room, a tray ceiling in the kitchen and dining area, and elegant luxury vinyl plank flooring throughout the main level. The gourmet kitchen impresses with modern cabinetry, quartz countertops, and stainless steel appliancesâ€™"all included in the price.

The main floor offers flexibility with two spacious bedrooms and a full 4-piece bath, or you may choose to convert one bedroom into a home office or den. Retreat to the oversized primary suite, a true spa-like sanctuary, complete with walk-in closet, a luxurious 5-piece ensuite featuring a soaker tub, dual vanity, separate tiled shower, and a private water closetâ€™"finished in stylish tile and plush luxury carpet.

Additional upgrades include a double attached garage, fully insulated, drywalled. You'll also enjoy the added convenience of front yard sod (included) and a state-of-the-art electric



fireplace in the living room.

The basement is roughed-in for a future bathroom and offers potential for a family room and additional bedroom—these can be completed for an additional fee.

Estimated completion: July 30, 2025.

Don't miss your opportunity to own this exceptional home in one of the most desirable locations in Riverstone South! RMS is currently according to builder blueprints and will be updated accurately once home is completed.

Built in 2025

**Essential Information**

MLS® #	A2233561
Price	\$529,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,430
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	9054 80 Avenue
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0W3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages	2
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### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 24th, 2025
Days on Market	21
Zoning	RS

### Listing Details

Listing Office	eXp Realty
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