

**7938 Willow Grove Way**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2078413**



**\$1,099,900**

<b>Division:</b>	Taylor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,268 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.55 Acre		
<b>Lot Feat:</b>	Interior Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<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>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Soaking Tub		

**Inclusions:** None

Large beautiful bungalow with massive attached garage (one 42'l x 19'w bay and one 36'l x 19'w bay) on a 0.55 acre lot in sought after Taylor Estates! This home is currently under construction and there's an opportunity to make your own cabinet, counters, paint, flooring, and lighting selections!! The floor plan offers a welcoming foyer and open great room with 16' ceilings, a spacious kitchen with 9' island and an abundance of cabinets and counters, as well as a walk through pantry. The 11'x18' dining nook leads to a covered deck. The main floor laundry room is tucked away near the garage entry. There are two large bedrooms, a full bath, a half bath, plus the beautifully appointed primary bedroom with ensuite -free standing tub, double sinks, custom shower, toilet room- and a 10'x10' walk in closet! Located just steps from the park/playground and close to trails and Bear Creek.