

8917 88 Street  
Grande Prairie, Alberta

MLS # A2215162



**\$479,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverstone                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,639 sq.ft.                                                              | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Be |               |                   |

|                    |                             |                   |    |
|--------------------|-----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -  |

**Features:** Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge, stove top, wall oven, microwave, range hood, washer, dryer, window coverings, gazebo, shed, electric fireplace, tv, GDO

Fully developed two story located in a quiet cul de sac, close to Riverstone School and no neighbors behind. This one owner home has been meticulously maintained and is completely turn key. Four bedrooms and 2 baths upstairs, master bedroom has ensuite and walk in closet. Spacious main floor has large entry way, 2 piece bathroom, and laundry room. Kitchen has stainless appliances, pantry, high end fixtures, and island with wine rack. Living room has gas fireplace. Basement is finished with family room, storage room, play room under the stairs, and bathroom. Has been recently painted throughout, carpet replaced with vinyl plank (including the stairs), and new blinds. Central AIR CONDITIONING. Garage is finished and heated. Yard is fully fenced and landscaped with a deck which extends the full width of the house and shed. Close to Schools, shopping, playgrounds, and walking trails.