



GRASSROOTS
REALTY GROUP

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8630 88B Street
Grande Prairie, Alberta

MLS # A2238294



\$534,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,221 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Sauna in downstairs bathroom; metal cabinets in garage, all existing window coverings, OTR microwave, GDO and control, lower deck gazebo

THIS IMMACULATE, FULLY DEVELOPED 1221 SQ. FT MODIFIED BI-LEVEL HAS BEEN LIGHTLY LIVED-IN AND EXTREMELY WELL CARED-FOR. THE MAIN FLOOR OFFERS OPEN-CONCEPT WITH A LARGE HIGH-END KITCHEN, DESIGNATED EATING AREA AND FAMILY ROOM WITH A GAS FIREPLACE; INCLUDING 2 BEDROOMS WITH A FULL BATHROOM. UPPER LEVEL BOASTS A PRIVATE SANCTUARY WITH MASTER SUITE - FEATURING A WALK-IN CLOSET AND A LARGE 4 PIECE BATHROOM. THE LOWER LEVEL HAS AN INCREDIBLE SPA-LIKE BATHROOM WITH SAUNA (INCLUDED IN PURCHASE PRICE) AND AN ADDITIONAL BEDROOM WITH A 2ND LARGE FAMILY ROOM! HOWEVER, THE YARD IS BREATHTAKING - INCLUDING AN UPPER AND LOWER DECK -WITH GAZEBO (ALSO, INCLUDED IN PURCHASE PRICE) ; UNDER-DECK STORAGE AND COMPLETE PRIVACY AND TRANQUILITY. EVERY INCH (FRONT, SIDES AND BACK) OF THIS AMAZING YARD HAS BEEN TENDED TO WITH LOVING CARE - FROM THE FRUIT TREES TO THE BEAUTIFUL FLOWERS AND WALK-WAYS! THIS HOME IS ONE OF A KIND - ALSO INCLUDES AIR- CONDITIONING AND CENTRAL VAC - A MUST SEE! FYI - NEW HOME WARRANTY - 10YR STRUCTURAL IS IN EFFECT UNTIL JANUARY 30, 2027