



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**8702 88B Street**  
**Grande Prairie, Alberta**

**MLS # A2286683**



**\$495,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,692 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 gazebos

GORGEOUS Fully developed, air-conditioned two-story home in Riverstone, perfectly located close to schools and playgrounds. The amazing kitchen is truly the heart of the home, featuring a GIANT double door fridge/freezer combo, quartz countertops, extensive prep space, and cabinetry that extends all the way to the ceiling for both style and storage. The main floor showcases hardwood throughout, large windows that flood the space with natural light, a cozy gas fireplace, a dedicated office, and a convenient two-piece bathroom. Upstairs offers a spacious primary bedroom complete with a three-piece ensuite and walk-in closet. You'll also find two additional bedrooms, a full bathroom, and an amazing Bonus family room, perfect for relaxing or family movie nights. The fully finished basement adds even more living space with a rec room, an additional bedroom, full bathroom, laundry room, and plenty of storage. Outside, the west facing yard is beautifully finished and move-in ready, featuring a massive deck, mature trees and is fully fenced. This home truly checks every box. Contact your favorite Realtor and take a tour!!