



GRASSROOTS

REALTY GROUP

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**8618 88 Street
Grande Prairie, Alberta**

MLS # A2304641



\$529,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,205 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: HOT TUB , BLINDS , GDO

Backing onto scenic green space in the highly sought-after Riverstone neighbourhood, this exceptional two-storey home offers the perfect blend of modern design, thoughtful upgrades, and an unbeatable layout. Step inside to a bright and inviting open-concept main floor, highlighted by a massive quartz island, floor-to-ceiling white cabinetry, and sleek appliances. The spacious dining area flows seamlessly onto a large deck—perfect for entertaining—while the cozy living room features a gas fireplace with stunning stone detail and custom built-ins. Upstairs, you’ll find an impressive layout designed for today’s busy family, complete with a generous bonus room, four spacious bedrooms, and convenient upper-level laundry. The primary suite is a true retreat, showcasing vaulted ceilings, a large walk-in closet, and a luxurious spa-inspired ensuite. This home is loaded with upgrades and extras, including a heated garage, air conditioning, hot water on demand. The fully landscaped and fenced yard offers a private, west-facing backyard complete with a massive deck, and a hot tub—perfect for relaxing while enjoying the peaceful park views. Built with quality and meticulously maintained, this property stands out from the rest. A rare opportunity to own a move-in ready home in one of the city’s most desirable locations.