



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8710 88B Street
Grande Prairie, Alberta

MLS # A2331684



\$434,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,523 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.06 Acres		
Lot Feat:	Few Trees, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s)		

Inclusions: FRIDGE STOVE DISHWASHER WASHER DRYER

Welcome to this fantastic two-storey family home, perfectly located on a quiet street just steps from the park and an easy walk to the highly sought-after new Riverstone School. The kids can walk to school with ease, making busy mornings that much simpler. The spacious front entry welcomes you into an open-concept main floor featuring rich dark kitchen cabinetry, a bright dining area, an office/den area, and a cozy living room complete with a gas fireplace. Step outside to your west-facing backyard and soak up the afternoon sunshine on the deck. Surrounded by mature trees for added privacy, there's also a garden to grow your own fresh fruit and vegetables. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a large closet and a private ensuite featuring a relaxing soaker tub. The lower level offers even more living space with a nearly completed family room, giving you the opportunity to add your finishing touches and build instant equity. Don't miss your chance to own in this incredible neighbourhood. Homes in this area sell quickly! Book your showing today!