



GRASSROOTS
REALTY GROUP

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8613 88 Street
Grande Prairie, Alberta

MLS # A2341467



\$549,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,369 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings

STUNNING, CHIC, LIKE-NEW, CUSTOM MODIFIED BI-LEVEL WITH NO REAR NEIGHBORS. This thoughtfully designed home arrives complete with A/C, full fencing, beautiful grass/landscaping, heated garage, and premium appliances—no surprises, just pure custom, upgraded living. Step into an impressive foyer with soaring ceilings and custom wood hooks creating an ideal entry statement. The open-concept living spaces flow naturally, anchored by a show-stopping chef's kitchen that's nothing short of exceptional. Deep forest-green custom cabinetry with soft-close doors meets pristine quartz counter-tops and black stainless steel appliances including a gas range with built-in air fryer and griddle attachment. An oversized eat-at island and sophisticated butler's pantry with ample cabinetry, open shelving, and multiple plug-ins complete this culinary dream. Abundant natural light streams through expansive windows, making this kitchen the undeniable heart of the home. The adjoining living room captures glorious eastern exposure through a dramatic oversized window, perfect for sunrise enjoyment. Custom wall molding and hand-finished built-in shelving add warmth and character throughout. Two well-proportioned bedrooms with custom closets provide flexibility and storage. The 4-piece bathroom features modern tile work and quality finishes. A generous 10x17 deck, with privacy wall, extends entertainment space with no rear neighbors, an easement on one side, and a serene walking trail beyond—perfect for morning coffee or evening gatherings. The fenced yard offers privacy and security. The upstairs primary bedroom is a true sanctuary with generous proportions accommodating a king bed comfortably. The spa-like ensuite features a sophisticated double white oak vanity with quartz countertops and a 6-foot herringbone-tiled dual shower. A

spacious walk-in closet with custom shelving completes this luxurious retreat. Nine-foot flat ceilings throughout main floor create an airy, contemporary feel. Upgraded black vinyl windows with sleek hardware offer clean lines and superior efficiency. Luxury vinyl plank flooring provides durability and warmth. Artfully curated lighting enhances every room. The spacious unfinished basement offers unlimited potential. The oversized 23x26 heated garage includes an 18-foot garage door and built-in shelving—ideal for vehicles, hobbies, or storage. Perfectly positioned in beautiful Riverstone with immediate access to parks, excellent schools, public transit, scenic walking trails, and convenient grocery shopping. This is the complete package: quality custom construction, sophisticated design, premium finishes, and an established neighborhood that values community. This is not just a home—it's a lifestyle upgrade ready for you to move in and simply live in style.