

8810 88 Avenue  
Grande Prairie, Alberta

MLS # A2174009



**\$439,900**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Riverstone                  |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | 2 Storey                    |               |                   |
| <b>Size:</b>     | 1,638 sq.ft.                | <b>Age:</b>   | 2012 (12 yrs old) |
| <b>Beds:</b>     | 5                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached      |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Landscaped |               |                   |

|                    |                   |                   |    |
|--------------------|-------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete          | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters |                   |    |

**Inclusions:** N/A

FULLY DEVELOPED 2 STOREY HOME IN RIVERSTONE!!! This home offers 5 bedrooms, and 3 1/2 bathrooms, and 1638 sq ft. The kitchen has beautiful white cabinets, a corner pantry, a glass cooktop, a built-in wall oven, a huge island with an eating bar, under cabinet lighting, and tile backsplash. Good size dining area with garden doors leading out to the deck. The living room has a tiled gas fireplace. Laminate flooring throughout the main floor and tiled entry. There is a 2 piece bathroom and laundry room on the main floor. The master bedroom has a walk-in closet with a sliding barn door and a full ensuite. There are 3 more bedrooms on the 2nd floor and a full bathroom. The basement is fully developed with a family room, 5 th bedroom, a 3 piece bathroom, understairs storage, and a utility room. The backyard is fully fenced, landscaped, and has a large deck. Just a block from Riverstone School and a perfect family neighborhood. Book your showing today!!!