

**8810 88A Street  
Grande Prairie, Alberta**

**MLS # A2177994**



**\$439,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

**Inclusions:** A/C Unit, Shed, Pond, Firepit

Want an immaculate home, on a quiet street with a football field sized back yard? LOOK NO FURTHER! This home has all that and more! Entering this home you will appreciate the entry way that leads you into popular main floor office, and open concept kitchen, dining and living room complimented with real hard wood. Kitchen boasts ample cabinet + counter space, kitchen island and must have pantry, Dining room allows for a table of any shape or size, living room hosts a gas fireplace great for our long winters. Half bathroom just off the main floor near the garage door access to your finished over sized 25x24 double car garage. Heading upstairs you will find the master bedroom with a stunning 4 piece master en-suite that has his and her sinks, jet tub, and shower. Remainder of the upstairs consists of two bedrooms and full bathroom. Full basement that is currently unfinished and awaiting you to finish it the way your heart desires. Backyard is large and in charge, complimented by firepit area, pond, deck area, and no lack of space for future detached garage/storage. Book your viewing today , this home will be sure to please.