

**8918 88 Street  
Grande Prairie, Alberta**

**MLS # A2261034**



**\$439,900**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverstone                              |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | 2 Storey                                |               |                   |
| <b>Size:</b>     | 1,454 sq.ft.                            | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space |               |                   |

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Pantry                         |                   |    |

**Inclusions:** N/a

Welcome to this 1,454 sq. ft. two-story home perfectly designed for family living. Offering three bedrooms and 2.5 bathrooms, this property combines comfort, convenience, and functionality. The main floor features a bright, open-concept layout ideal for entertaining, while the west-facing backyard brings in plenty of natural light and stunning evening sunsets. Upstairs, you'll find three well-sized bedrooms including a primary suite with a private ensuite. The unfinished basement provides excellent potential for customization—whether you dream of a home gym, theater, or additional living space. Backing directly onto a school park and basketball court, this home provides unmatched access to outdoor recreation and family-friendly amenities. The heated, double attached garage is fully finished, perfect for Alberta winters. With its prime location, practical layout, and desirable features, this home is ready for its next family to move in and make it their own.