

**8601 88B Street  
Grande Prairie, Alberta**

**MLS # A2303017**

**\$674,800**



|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Riverstone                 |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Up/Down |               |                  |
| <b>Size:</b>     | 1,527 sq.ft.               | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 5                          | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                  |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot            |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Fiberglass   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |    |

**Inclusions:** Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty, GDO & controls

Brand new 2 storey with legal basement suite &ndash; Job 704, &ldquo;The Kinley&rdquo; by Unique Home Concepts, one of Grande Prairie&rsquo;s premier builders and the proud builder of the 2021, 2023, 2024, 2025 & 2026 Dream Homes. Located in family friendly Riverstone. This impressive property is larger than most in its class, with each unit featuring its own attached garage, private entrance, separate laundry, and independent heating. The upper unit offers an open-concept main level with a linear electric fireplace in the living room, plus a spacious kitchen with quartz counters and dining area with island. The main-floor master bedroom includes a walk-in closet and full ensuite. Upstairs, you&rsquo;ll find two additional generously sized bedrooms and a full 4-piece bathroom. The lower unit boasts a bright, open floor plan with a well-appointed kitchen with quartz counters and dining area, living room with fireplace, two bedrooms, and a full 4-piece bathroom. Durable vinyl plank and tile flooring throughout the common areas provide a modern look and long-lasting performance ideal for tenants. The garage adds valuable storage and workspace&mdash;plus the convenience of no snow scraping in winter. An excellent revenue-generating opportunity: rent both units or live in one and have the other help pay the mortgage. Buy early and choose your own colours and finishings. ALL PHOTOS ARE SAMPLE PHOTOS AS HOUSE IS STILL UNDER CONSTRUCTION.