

**8821 88 Street
Grande Prairie, Alberta**

MLS # A2326117



\$499,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,560 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: na

Welcome to this beautiful two-storey home in the highly sought-after Riverstone community, perfectly situated with no rear neighbours for added privacy. The bright and inviting main floor features an open-concept design with a stylish kitchen offering plenty of cabinetry and workspace, flowing seamlessly into the spacious living room and dining area—ideal for both everyday living and entertaining. Step outside onto the durable composite deck, complete with a designated space and hookups for a future hot tub, creating the perfect backyard retreat to relax and enjoy the peaceful surroundings. Upstairs you'll find three generously sized bedrooms, including a spacious primary suite featuring a beautiful ensuite and ample closet space. The fully developed basement provides even more functional living space with a large family room, a versatile flex room that can easily serve as a fourth bedroom, home office, or gym, and bathroom rough-ins already in place for future development. Combining a fantastic layout, quality features, and one of Riverstone's most desirable locations, this home is ready to welcome its next family.