



GRASSROOTS
REALTY GROUP

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8805 88 Street
Grande Prairie, Alberta

MLS # A2221085



\$484,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,529 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, See Rem		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Gazebo, Landscaped, Lawn, No Neighbours Behind, See		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	See Remarks		

Inclusions: WASHER AND DRYER ARE BEING SWITCHED WITH ANOTHER SET

Backyard Oasis ! NO rear neighbors! Check out this incredible home walking distance to Riverstone school! You will notice the home owners pride the minute you step into this open concept 2 story. The home features new paint, some new flooring and a total backyard oasis for those great family BBQs. There is a cozy gas fireplace/feature wall in the great room. You then find yourself in the family orientated kitchen / dining area. Kitchen features a Gas stove for the chefs who love to cook. The sliding patio doors off the dining area lead you to a massive rear deck with full length stairs and a gas hook up for your BBQ. As you enter the rear yard you will be amazed by the Pergola with lights and 2 hanging wicker chairs. The firepit area is filled with gravel and surrounded by raised garden boxes. There is a brand new hot tub to relax in after those long work days. The hot tub sits on a newly poured cement pad and there is also an additional garage pad off the side of the house which leads you to a mini shed. There is a walking path just outside rear gate and no rear neighbors which makes this backyard a dream. Upstairs features 2 kids rooms, the master suite and ensuite. The basement features a spa like bathroom complete with a jet tub. Downstairs you will find a guest/kids bedroom and a large rec room. There is no maintenance flooring through out the home perfect for a busy family and fur babies. Brand new Lennox furnace installed. Don't miss out on this Beauty ! Call your favorite Realtor today !