



**GRASSROOTS**  
REALTY GROUP

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**8630 88B Street**  
**Grande Prairie, Alberta**

**MLS # A2238294**



**\$514,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	See Remarks
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Sauna in downstairs bathroom; metal cabinets in garage, all existing window coverings, OTR microwave, GDO and control, lower deck gazebo

THIS IMMACULATE, FULLY DEVELOPED 1221 SQ. FT MODIFIED BI-LEVEL HAS BEEN EXTREMELY WELL CARED-FOR. THE MAIN FLOOR OFFERS OPEN-CONCEPT WITH A LARGE HIGH-END KITCHEN, DESIGNATED EATING AREA AND FAMILY ROOM WITH A GAS FIREPLACE; INCLUDING 2 BEDROOMS WITH A FULL BATHROOM. UPPER LEVEL BOASTS A PRIVATE SANCTUARY WITH MASTER SUITE - FEATURING A WALK-IN CLOSET AND A LARGE 4 PIECE BATHROOM. THE LOWER LEVEL HAS AN INCREDIBLE SPA-LIKE BATHROOM WITH SAUNA (INCLUDED IN PURCHASE PRICE) AND AN ADDITIONAL BEDROOM WITH A 2ND LARGE FAMILY ROOM! HOWEVER, THE YARD IS BREATHTAKING - INCLUDING AN UPPER AND LOWER DECK -WITH GAZEBO (ALSO, INCLUDED IN PURCHASE PRICE) ; UNDER-DECK STORAGE AND COMPLETE PRIVACY AND TRANQUILITY. EVERY INCH (FRONT, SIDES AND BACK) OF THIS AMAZING YARD HAS BEEN TENDED TO WITH LOVING CARE - FROM THE FRUIT TREES TO THE BEAUTIFUL FLOWERS AND WALK-WAYS! THIS HOME IS ONE OF A KIND - ALSO INCLUDES AIR- CONDITIONING AND CENTRAL VAC - A MUST SEE! FYI - NEW HOME WARRANTY - 10YR STRUCTURAL IS IN EFFECT UNTIL JANUARY 30, 2027