



8838 88 Avenue
Grande Prairie, Alberta

MLS # A2296996



\$445,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,093 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle, Vinyl, Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	rs
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Sump Pump(s)		

Inclusions: none

Discover the perfect blend of comfort and location in this beautifully maintained, fully developed home. Boasting four spacious bedrooms and three full bathrooms, this property is designed for functional family living. The standout feature is the oversized pie-shaped lot, offering a generous outdoor retreat rarely found in the city. Situated in a quiet neighborhood within walking distance to schools and parks, this home is move-in ready and waiting for you.