



**8618 88 Street  
Grande Prairie, Alberta**

**MLS # A2304641**



**\$539,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,205 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** HOT TUB , BLINDS , GDO

Backing onto scenic green space in the highly sought-after Riverstone neighbourhood, this exceptional two-storey home offers the perfect blend of modern design, thoughtful upgrades, and an unbeatable layout. Step inside to a bright and inviting open-concept main floor, highlighted by a massive quartz island, floor-to-ceiling white cabinetry, and sleek appliances. The spacious dining area flows seamlessly onto a large deck—perfect for entertaining—while the cozy living room features a gas fireplace with stunning stone detail and custom built-ins. Upstairs, you’ll find an impressive layout designed for today’s busy family, complete with a generous bonus room, four spacious bedrooms, and convenient upper-level laundry. The primary suite is a true retreat, showcasing vaulted ceilings, a large walk-in closet, and a luxurious spa-inspired ensuite. This home is loaded with upgrades and extras, including a heated garage, air conditioning, hot water on demand. The fully landscaped and fenced yard offers a private, west-facing backyard complete with a massive deck, and a hot tub—perfect for relaxing while enjoying the peaceful park views. Built with quality and meticulously maintained, this property stands out from the rest. A rare opportunity to own a move-in ready home in one of the city’s most desirable locations.