



GRASSROOTS
REALTY GROUP

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8633 88 Street
Grande Prairie, Alberta

MLS # A2139490



\$429,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,316 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	19-71-5-W6
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

This sleek and modern 3 bed, 2 bath modified bi-level is quality crafted by Mystic Homes. A "hands-on" builder with quality control from start to finish. Prime location for its price point, with NO REAR NEIGHBOURS, walking path to the rear, 2 parks and RIVERSTONE K-8 SCHOOL just a skip away. Vaulted ceiling with an open-concept floor plan on the main is ideal for entertaining. The kitchen boasts crisp white cabinets with soft close doors and drawers, fully tiled backsplash, island with seating, upright pantry, stainless appliances and access to the COVERED rear deck off the dining area. Two generous-sized bedrooms and a 4 pc bath complete the functional first floor. The spacious master bedroom features a walk-in closet with wood shelving and a 4 pc ensuite offering a large double sink vanity and shower. Basement is partially finished with wiring in place for future development. Dbl attached HEATED garage is fully finished c/w floor drain. Black hardware and elements enhance the modern vibe in this home. Quartz countertops and vinyl plank flooring throughout main and top floor(no carpets), Navien tankless hot water heater, solid upgrade stair nosings and engineered insulated WARM FLOOR in the master + ensuite are key components that allow this home to be thoroughly enjoyed. IMMEDIATE POSSESSION AVAILABLE! Book your look today!