



**8810 88 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2154706**



**\$454,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		
<b>Inclusions:</b>	Garage Heater		

Ultimate 2 Story - 4 Bedroom Up - Block from Riverstone School, Parks, Trails & Overall Family Oriented Area. Super desirable layout, excellent curb appeal, longer driveway & gravel on each side. Spacious entrance way showcasing ample space. Even has main floor laundry with half bath great for when guests are over. Tile & new vinyl plank throughout the main level. Huge kitchen that has gleaming white cabinets, corner pantry, glass cook top, built-in wall ovens, massive island with eating bar, under cabinet lighting, over the range microwave, tile backsplash, tons of drawers, plenty of cabinet & counter space. A generous sized dining area with double doors leading to the humongous deck. Gigantic living room featuring gas fireplace and large windows letting in all that natural light. All four of the bedrooms upstairs are big in size and full bathroom. The master bedroom especially having a walk-in closet & beautiful barn door leading to your ensuite. Basement is fully developed with another full bathroom, fifth bedroom, second living room, under the stairs storage, and utility room. Back yard is fully fenced, with a good sized deck. Heated double car attached garage, great for our long winters. And do not forget this home has central vac! Book your viewing today as you will not find many homes like this!