



**8822 88 B Street**  
**Grande Prairie, Alberta**

**MLS # A2158532**



**\$399,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Open Floorplan		

**Inclusions:** NA

Discover your dream home in Riverstone, priced just under \$400K! This stunning two-storey house offers a fantastic opportunity in a family-friendly neighborhood, close to schools and amenities. Featuring just under 1500 sqft of above-grade living space, this well-maintained home includes an oversized double garage. The main floor welcomes you with a spacious open-concept living area and a cozy gas fireplace. The large kitchen, with ample cupboard space, flows seamlessly into a dining area perfect for family gatherings. Conveniently, you'll also find laundry and a guest bathroom on this level. Upstairs, enjoy two generously sized bedrooms, a full bathroom, and a master suite complete with an ensuite. The unfinished basement offers a blank canvas for your personal touch, allowing you to tailor it to your needs. The highlight of this property is the beautiful backyard oasis—ideal for enjoying the summer months. Don't miss out on this exceptional opportunity. Call your Realtor today to book a showing!