



**8625 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2195962**



**\$479,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,393 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Cleared, Landscaped, No Neighbour		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Garage Heater

Backing onto the scenic walking trail in Riverstone with no rear neighbors, this immaculate one-owner home is a rare find, offering a perfect blend of functionality, comfort, and style. Just steps from a playground and within walking distance to Riverstone K-8 School, this 1,393 sq. ft. gem boasts a thoughtfully designed layout with high-end finishes throughout. From the moment you step inside, the inviting front entry welcomes you with a built-in bench and spacious closet, leading to a mudroom and convenient 2-piece bath. The stunning kitchen is a chef's dream, featuring ample counter space, quartz countertops, a stylish backsplash, sleek stainless steel appliances—including a built-in microwave—and a large corner pantry. The adjoining cozy nook and great room provide the perfect space for family gatherings or entertaining guests. Upstairs, the luxurious primary suite is a true retreat, complete with expansive PlyGem triple-pane windows, a walk-in closet with built-in shelving, and a private 3-piece ensuite. Two additional bedrooms also feature built-in shelving, while a full bathroom with a linen closet and a laundry area equipped with a stacked washer and dryer complete the upper level. The fully developed basement offers even more living space with a spacious family room, an additional bedroom, and a full bathroom. Outside, the two-tier deck with durable composite boarding overlooks the fully fenced yard, offering the ultimate outdoor oasis. The heated garage is a standout, featuring a floor drain, built-in shelving, a man door, and ample space for storage. Additional highlights include air conditioning, a high-efficiency furnace, a high-efficiency hot water tank, and two years remaining on the structural warranty. With no pets, no kids, and pristine condition throughout, this home is move-in ready and waiting for you. Don't miss this incredible

opportunity&mdash;schedule your private viewing today!