

# \$484,900 - 8805 88 Street, Grande Prairie

MLS® #A2221085

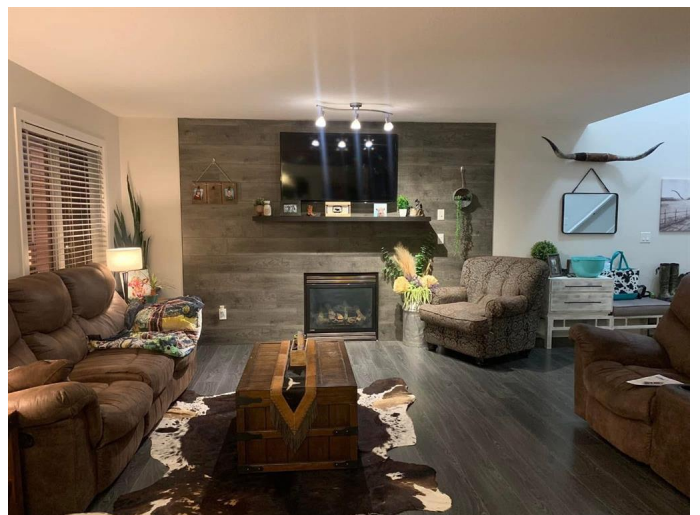
**\$484,900**

4 Bedroom, 4.00 Bathroom, 1,529 sqft

Residential on 0.09 Acres

Riverstone., Grande Prairie, Alberta

Backyard Oasis ! NO rear neighbors! Check out this incredible home walking distance to Riverstone school! You will notice the home owners pride the minute you step into this open concept 2 story. The home features new paint, some new flooring and a total backyard oasis for those great family BBQs. There is a cozy gas fireplace/feature wall in the great room. You then find yourself in the family orientated kitchen / dining area. Kitchen features a Gas stove for the chefs who love to cook. The sliding patio doors off the dining area lead you to a massive rear deck with full length stairs and a gas hook up for your BBQ. As you enter the rear yard you will be amazed by the Pergola with lights and 2 hanging wicker chairs. The firepit area is filled with gravel and surrounded by raised garden boxes. There is a brand new hot tub to relax in after those long work days. The hot tub sits on a newly poured cement pad and there is also an additional garage pad off the side of the house which leads you to a mini shed. There is a walking path just outside rear gate and no rear neighbors which makes this backyard a dream. Upstairs features 2 kids rooms, the master suite and ensuite. The basement features a spa like bathroom complete with a jet tub. Downstairs you will find a guest/kids bedroom and a large rec room. There is no maintenance flooring through out the home perfect for a busy family and fur babies. Brand new Lennox furnace installed. Don't miss out on this Beauty ! Call your favorite Realtor



today !

Built in 2009

### Essential Information

MLS® #	A2221085
Price	\$484,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,529
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8805 88 Street
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0G6

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, See Remarks, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, See Remarks
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window

	Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, City Lot, Gazebo, Landscaped, Lawn, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	39
Zoning	RS

## Listing Details

Listing Office	Pinnacle Real Estate
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