

\$450,000 - 8806 88b Street, Grande Prairie

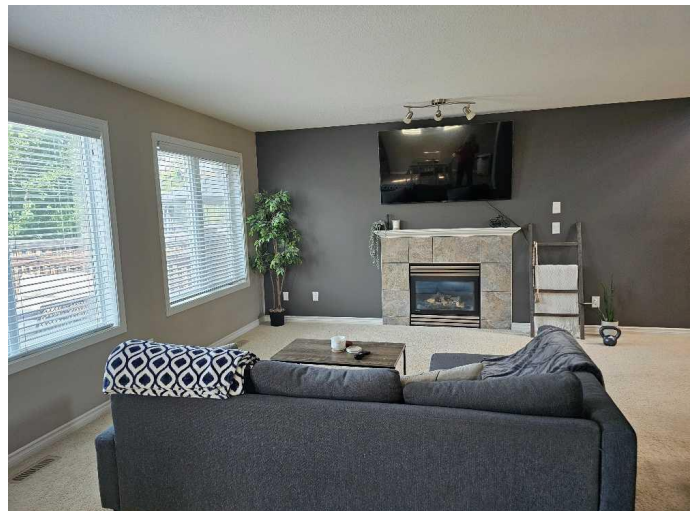
MLS® #A2226699

\$450,000

3 Bedroom, 4.00 Bathroom, 1,513 sqft
Residential on 0.10 Acres

Riverstone., Grande Prairie, Alberta

Do not miss out on your opportunity to own a fully developed home, steps away from Riverstone School. From the large foyer you are welcomed into the spacious living room with its cozy gas fireplace and large windows that over look the rear yard. That room then opens up to the good-sized dining and kitchen area, complete with a pantry and stainless-steel appliances. There is a main floor laundry closet as well as additional hookups in the basement giving you the option of moving the laundry to the lower level. A half bath completes the main level. Upstairs there are three good-sized bedrooms with the master bedroom having its own ensuite and also being large enough to accommodate a king-sized bed. No need to worry about those hot summer days as this home has central air conditioning. The basement is 90% complete with a family room with an electric fireplace and a bonus/flex room that has been finished in a way that one can add doors and add that fourth bedroom if needed or leave it as is for an office, exercise, game, or craft room. The bathroom largely finished with a custom shower and just needs a vanity and toilet to complete the space. The attached double garage has been boarded and insulated. Outside the new owner is sure to appreciate the huge deck that spans the full width of the home. There is also a spot to put a hot tub off the deck should you wish with hookups already in place. This home is clean and has been well maintained. Do not miss the



opportunity to call this great family sized house, Home!

Built in 2010

Essential Information

MLS® #	A2226699
Price	\$450,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,513
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8806 88b Street
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0G7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Range
Heating	Central, Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Few Trees, Front Yard, Interior Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2025
Days on Market	5
Zoning	RS

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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