

# \$485,000 - 8609 88b Street, Grande Prairie

MLS® #A2234548

**\$485,000**

3 Bedroom, 3.00 Bathroom, 1,780 sqft

Residential on 0.09 Acres

Riverstone., Grande Prairie, Alberta

Warning: This listing may cause extreme feelings of Homeownership!

This one owner, family home, is JUST what youâ€™ve been looking for!

Feast your eyes on the impressive view in the front entry to begin with, which opens to the floor above.

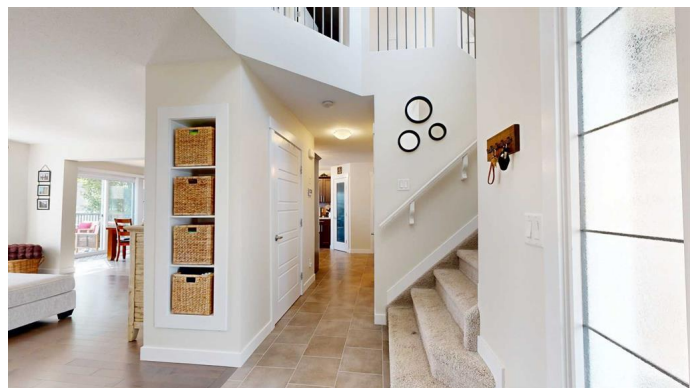
Tons of adorable, as well as practical details, are throughout the home such as the built-in shelving cubes by entry and in bedrooms, and ample display shelving & wall loft ledges. Handsome hardwood flooring takes you through the large great room with gas fireplace that can be discreetly hidden away behind matching window coverings for a sharp, balanced look.

Speaking of feasting, the kitchen has island with sink and eating bar, pantry, abundant amount of counter space, stainless steel appliances including rangehood microwave & the cook's favourite: a gas range with split electric ovens. Spacious dining area with ample natural light pouring in, provides pleasant surroundings to share those lovingly prepared meals in.

The attractive tile flooring leads you down the hall to the very handy powder room and laundry area, which completes this level.

Upstairs has the bonus room as the highlight space with vaulted ceilings & will be a cherished place for the family to hang-out & watch TV in or for games night or to build that Lego Eiffel Tower.

3 sizable bedrooms includes the expansive



primary, with walk-in closet and full ensuite. The unfinished basement is patiently waiting for your ideas on development. Perhaps another bedroom, or two, or another family room?

Summer is the time to get your move on and enjoy leisurely evenings out on the colossal, two-tier deck in the fenced backyard, which also happens to back onto a playground/greenspace area. The kids will love it!

Lower deck level has oversized, 6 person hot tub and privacy curtains. Ooh IÃ IÃ !

Under the higher deck is a little doggie run with trap door to let Fifi out in winter to do its business on turf grass, instead of freezing their paws on snow & ice. Remote control lights so they can see what they're doing, too!

We are enjoying warmth right now but when the weather turns nasty in winter, you and your vehicles will appreciate the heated garage.

Home is located on quiet side street, 2 blocks away from the Riverstone Public School and a super quick drive to Tim's for your morning jolt, or to gas the wagon up or give it a wash.

Home shows just amazing! Contact a REALTORÂ® today for more info or to book a viewing!

Built in 2014

## Essential Information

MLS® #	A2234548
Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,780
Acres	0.09
Year Built	2014

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8609 88b Street
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0P4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Gas Range, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Dog Run
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Rectangular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Days on Market	8
Zoning	RS

## **Listing Details**

Listing Office	Royal LePage - The Realty Group
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