

# **\$534,900 - 8630 88b Street, Grande Prairie**

MLS® #A2238294

## **\$534,900**

4 Bedroom, 3.00 Bathroom, 1,221 sqft

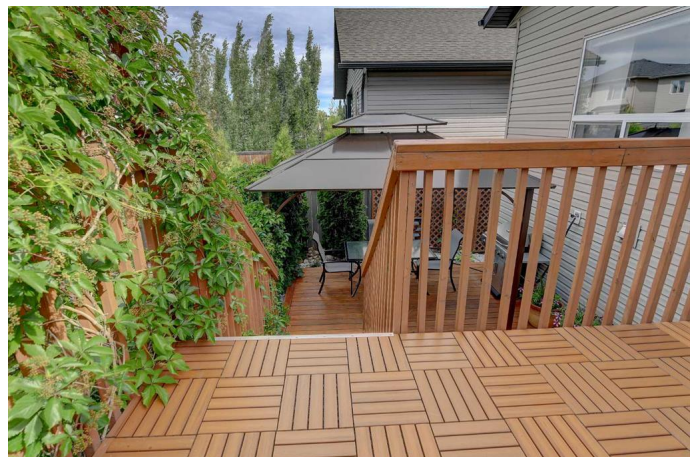
Residential on 0.09 Acres

Riverstone., Grande Prairie, Alberta

THIS IMMACULATE, FULLY DEVELOPED 1221 SQ. FT MODIFIED BI-LEVEL HAS BEEN LIGHTLY LIVED-IN AND EXTREMELY WELL CARED-FOR. THE MAIN FLOOR OFFERS OPEN-CONCEPT WITH A LARGE HIGH-END KITCHEN, DESIGNATED EATING AREA AND FAMILY ROOM WITH A GAS FIREPLACE; INCLUDING 2 BEDROOMS WITH A FULL BATHROOM. UPPER LEVEL BOASTS A PRIVATE SANCTUARY WITH MASTER SUITE - FEATURING A WALK-IN CLOSET AND A LARGE 4 PIECE BATHROOM. THE LOWER LEVEL HAS AN INCREDIBLE SPA-LIKE BATHROOM WITH SAUNA (INCLUDED IN PURCHASE PRICE) AND AN ADDITIONAL BEDROOM WITH A 2ND LARGE FAMILY ROOM! HOWEVER, THE YARD IS BREATHTAKING - INCLUDING AN UPPER AND LOWER DECK -WITH GAZEBO (ALSO, INCLUDED IN PURCHASE PRICE) ; UNDER-DECK STORAGE AND COMPLETE PRIVACY AND TRANQUILITY. EVERY INCH (FRONT, SIDES AND BACK) OF THIS AMAZING YARD HAS BEEN TENDED TO WITH LOVING CARE - FROM THE FRUIT TREES TO THE BEAUTIFUL FLOWERS AND WALK-WAYS! THIS HOME IS ONE OF A KIND - ALSO INCLUDES AIR-CONDITIONING AND CENTRAL VAC - A MUST SEE!

Built in 2014

## **Essential Information**



MLS® #	A2238294
Price	\$534,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,221
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	8630 88b Street
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0B5

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
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Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	1
Zoning	RS

### **Listing Details**

Listing Office	2% Realty Grande
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