

# \$449,900 - 8918 88 Street, Grande Prairie

---

MLS® #A2261034

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.10 Acres

Riverstone., Grande Prairie, Alberta

Welcome to this 1,420 sq. ft. two-story home perfectly designed for family living. Offering three bedrooms and 2.5 bathrooms, this property combines comfort, convenience, and functionality. The main floor features a bright, open-concept layout ideal for entertaining, while the west-facing backyard brings in plenty of natural light and stunning evening sunsets.

Upstairs, youâ€™ll find three well-sized bedrooms including a primary suite with a private ensuite. The unfinished basement provides excellent potential for customizationâ€”whether you dream of a home gym, theater, or additional living space.

Backing directly onto a school park and basketball court, this home provides unmatched access to outdoor recreation and family-friendly amenities. The heated, double attached garage is fully finished, perfect for Alberta winters.

With its prime location, practical layout, and desirable features, this home is ready for its next family to move in and make it their own.

Built in 2009

## Essential Information

MLS® # A2261034

Price \$449,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,420
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8918 88 Street
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0G5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer, Gas Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 30th, 2025
Days on Market	3
Zoning	RS

**Listing Details**

Listing Office	Henry Adam Realty
----------------	-------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.