

8822 88 B Street
Grande Prairie, Alberta

MLS # A2158532



\$389,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan		

Inclusions: NA

Discover your dream home in Riverstone, priced just under \$400K! This stunning two-storey house offers a fantastic opportunity in a family-friendly neighborhood, close to schools and amenities. Featuring just under 1500 sqft of above-grade living space, this well-maintained home includes an oversized double garage. The main floor welcomes you with a spacious open-concept living area and a cozy gas fireplace. The large kitchen, with ample cupboard space, flows seamlessly into a dining area perfect for family gatherings. Conveniently, you'll also find laundry and a guest bathroom on this level. Upstairs, enjoy two generously sized bedrooms, a full bathroom, and a master suite complete with an ensuite. The unfinished basement offers a blank canvas for your personal touch, allowing you to tailor it to your needs. The highlight of this property is the beautiful backyard oasis—ideal for enjoying the summer months. Don't miss out on this exceptional opportunity. Call your Realtor today to book a showing!