

8621 88 Street
Grande Prairie, Alberta

MLS # A2190320



\$509,000

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|------------------|---|---------------|------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,463 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, No Neig | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, Open Floorplan, Vaulted Ceiling(s) | | |

Inclusions: N/A

Welcome to this 2020 show home in Riverstone, upgraded to perfection with thoughtful enhancements that make it even better than new. The open-concept main floor is bright and inviting, featuring a chef's kitchen with granite countertops, a stylish backsplash, and under-cabinet lighting, while the living room's newly added tiled fireplace creates a warm and cozy atmosphere. Upstairs, you'll find three spacious bedrooms, including a primary suite that now boasts a stunning walk-through closet leading to a beautifully finished ensuite with a tiled shower. The fully developed basement adds even more living space, offering high ceilings, a cozy den with a fireplace, and an additional bedroom, making it perfect for guests or extra family space. Step outside to a brand-new two-tier deck, ideal for entertaining, overlooking a low-maintenance landscaped yard with no rear neighbors and direct access to walking trails. Stylish, move-in ready, and packed with upgrades, this home is truly better than new—call your Realtor today!