

**8614 88 Street  
Grande Prairie, Alberta**

**MLS # A2288064**



## \$649,900

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,979 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, See Remarks		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	19-71-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Draperies & Rods, TV Wall Mounts & Hardware, Floating Shelves, Gazebo

This modern, fully finished 2-storey is a BEAUTY! Backing directly onto a park, playground, seconds from the Riverstone Public School and nearby shopping. This is the ULTIMATE FAMILY-FRIENDLY SETTING. Offering 4 bedrooms (all with walk-in closets), 3.5 bathrooms, and the feel of a nearly new home throughout. The spacious front entry makes an immediate impression with its extra-wide closet and elegant French doors that open into a bright, inviting living room featuring a striking brick feature wall and cozy gas fireplace. The kitchen is beautifully designed with an oversized window that fills the space with natural light. Sleek white soft-close cabinetry, a fully tiled backsplash, granite countertops, a large centre island with seating, high-end stainless steel appliances, including a gas stove, and a handy walk-through pantry with direct access to the mud room create a fully equipped kitchen that serves as more than just a place to cook, but the social heart of the home. The dining area flows seamlessly from the kitchen with access to the rear deck, while a nicely tucked-away half bath completes the main floor. A striking staircase with horizontal windows leads to the second level, where a versatile nook provides the perfect desk or homework space. Two generous bedrooms, each with walk-in closets, a full 4-pc bathroom, and an upstairs laundry room offer everyday convenience. The expansive primary suite is a true retreat, featuring a private balcony, a luxurious ensuite with walk-in closet, double vanity and a steam & rain shower that will transform your daily routine into a private wellness retreat. The fully developed basement adds even more living space with an additional bedroom, a large 4-pc bathroom, a comfortable family room, utility room, storage or flex room, and under-stair storage. The west-facing backyard is designed for relaxation and entertaining,

complete with a covered deck c/w gas line for BBQ, a gazebo on a stamped concrete pad, (hot tub is negotiable) and the rare luxury of watching your kids play at the park from your own yard. Both the front and rear decks are finished with low-maintenance composite decking, and a dedicated dog run with stone offers a practical alternative to grass. A double-attached heated garage is fully finished and includes floor drain and built-in shelving for extra storage. Additional highlights include A/C, HRV and hot water on demand. This exceptional home offers comfort, style, and an unbeatable location—book your private showing today!