

**8810 88 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2174009**



**\$454,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,638 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

FULLY DEVELOPED 2 STOREY HOME IN RIVERSTONE!!! This home offers 5 bedrooms, and 3 1/2 bathrooms, and 1638 sq ft. The kitchen has beautiful white cabinets, a corner pantry, a glass cooktop, a built-in wall oven, a huge island with an eating bar, under cabinet lighting, and tile backsplash. Good size dining area with garden doors leading out to the deck. The living room has a tiled gas fireplace. Laminate flooring throughout the main floor and tiled entry. There is a 2 piece bathroom and laundry room on the main floor. The master bedroom has a walk-in closet with a sliding barn door and a full ensuite. There are 3 more bedrooms on the 2nd floor and a full bathroom. The basement is fully developed with a family room, 5 th bedroom, a 3 piece bathroom, understairs storage, and a utility room. The backyard is fully fenced, landscaped, and has a large deck. Just a block from Riverstone School and a perfect family neighborhood. Book your showing today!!!