

8721 88 Street
Grande Prairie, Alberta

MLS # A2191818



\$469,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Lawn, No Neighbours Behind, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: Air Conditioner, Garage Heater, Shed, Existing Blinds.

Nestled in the heart of the highly sought-after Riverstone community, this stunning 4-bedroom, 3.5-bathroom home offers 1,758 sq. ft. of beautifully designed living space with no rear neighbors, backing onto a serene walking path and open field. Built in 2012, this meticulously maintained property boasts a fully developed layout, featuring a spacious great room with gleaming floors and a cozy gas fireplace, perfect for family gatherings. The elegant kitchen showcases rich hazelnut cabinetry with crown molding, a functional island with a sink, a raised eating bar, and a built-in wine rack, all complemented by three sleek stainless steel appliances. A convenient half-bath, welcoming foyer, and practical mudroom complete the main level. Upstairs, the luxurious master retreat features a walk-in closet and a private ensuite, while two additional bedrooms, a full bath, and a vaulted-ceiling bonus/media room provide ample space for relaxation. The fully developed basement is an entertainer's dream with a custom bar and a second gas fireplace, perfect for hosting. Step outside to enjoy the fenced backyard with mature trees, a storage shed, and a gravelled dog run—a private oasis with direct access to a walking path. The oversized heated triple-car garage (third bay 26' long) and extended driveway offer plenty of parking and storage, complete with built-in shelving. Additional highlights include air conditioning, high-efficiency furnace, energy-efficient windows, rail inserts in stub walls, and front yard landscaping. Ideally located between two parks and just a minute from Riverstone School, with shopping, restaurants, and an indoor rec center just a short drive away. This home is the perfect blend of comfort, convenience, and timeless style—don't miss out on this incredible opportunity!