

**8621 88 Street  
Grande Prairie, Alberta**

**MLS # A2217094**



**\$505,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscaping		

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

**Inclusions:** Backyard Decor & Furniture

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!