

**8806 88B Street**  
**Grande Prairie, Alberta**

**MLS # A2226699**



**\$450,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,513 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Interior Lot, Landscaped, Lawn		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Open Floorplan, Pantry, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** None

Do not miss out on your opportunity to own a fully developed home, steps away from Riverstone School. From the large foyer you are welcomed into the spacious living room with its cozy gas fireplace and large windows that over look the rear yard. That room then opens up to the good-sized dining and kitchen area, complete with a pantry and stainless-steel appliances. There is a main floor laundry closet as well as additional hookups in the basement giving you the option of moving the laundry to the lower level. A half bath completes the main level. Upstairs there are three good-sized bedrooms with the master bedroom having its own ensuite and also being large enough to accommodate a king-sized bed. No need to worry about those hot summer days as this home has central air conditioning. The basement is 90% complete with a family room with an electric fireplace and a bonus/flex room that has been finished in a way that one can add doors and add that fourth bedroom if needed or leave it as is for an office, exercise, game, or craft room. The bathroom largely finished with a custom shower and just needs a vanity and toilet to complete the space. The attached double garage has been boarded and insulated. Outside the new owner is sure to appreciate the huge deck that spans the full width of the home. There is also a spot to put a hot tub off the deck should you wish with hookups already in place. This home is clean and has been well maintained. Do not miss the opportunity to call this great family sized house, Home!