

# \$484,900 - 8805 88 Street, Grande Prairie

MLS® #A2221085

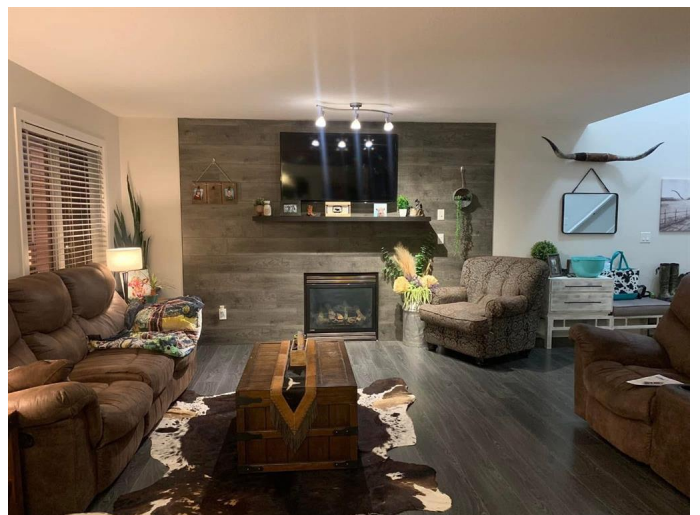
**\$484,900**

4 Bedroom, 4.00 Bathroom, 1,529 sqft

Residential on 0.09 Acres

Riverstone., Grande Prairie, Alberta

Backyard Oasis ! NO rear neighbors! Check out this incredible home walking distance to Riverstone school! You will notice the home owners pride the minute you step into this open concept 2 story. The home features new paint, some new flooring and a total backyard oasis for those great family BBQs. There is a cozy gas fireplace/feature wall in the great room. You then find yourself in the family orientated kitchen / dining area. Kitchen features a Gas stove for the chefs who love to cook. The sliding patio doors off the dining area lead you to a massive rear deck with full length stairs and a gas hook up for your BBQ. As you enter the rear yard you will be amazed by the Pergola with lights and 2 hanging wicker chairs. The firepit area is filled with gravel and surrounded by raised garden boxes. There is a brand new hot tub to relax in after those long work days. The hot tub sits on a newly poured cement pad and there is also an additional garage pad off the side of the house which leads you to a mini shed. There is a walking path just outside rear gate and no rear neighbors which makes this backyard a dream. Upstairs features 2 kids rooms, the master suite and ensuite. The basement features a spa like bathroom complete with a jet tub. Downstairs you will find a guest/kids bedroom and a large rec room. There is no maintenance flooring through out the home perfect for a busy family and fur babies. Brand new Lennox furnace installed. Don't miss out on this Beauty ! Call your favorite Realtor



today !

Built in 2009

### Essential Information

MLS® #	A2221085
Price	\$484,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,529
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8805 88 Street
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0G6

### Amenities

Utilities	Cable Available, Phone Available, Electricity Connected, Garbage Collection, Natural Gas Connected, See Remarks, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, See Remarks, Garage Faces Front
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window

	Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Remarks, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	1
Zoning	RS

## Listing Details

Listing Office	Pinnacle Real Estate
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