

\$514,900 - 8630 88b Street, Grande Prairie

MLS® #A2238294

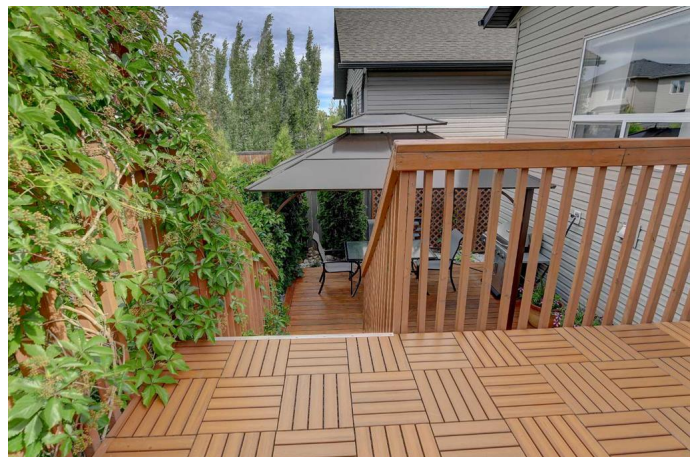
\$514,900

4 Bedroom, 3.00 Bathroom, 1,221 sqft

Residential on 0.09 Acres

Riverstone., Grande Prairie, Alberta

THIS IMMACULATE, FULLY DEVELOPED 1221 SQ. FT MODIFIED BI-LEVEL HAS BEEN EXTREMELY WELL CARED FOR. THE MAIN FLOOR OFFERS OPEN-CONCEPT WITH A LARGE HIGH-END KITCHEN, DESIGNATED EATING AREA AND FAMILY ROOM WITH A GAS FIREPLACE; INCLUDING 2 BEDROOMS WITH A FULL BATHROOM. UPPER LEVEL BOASTS A PRIVATE SANCTUARY WITH MASTER SUITE - FEATURING A WALK-IN CLOSET AND A LARGE 4-PIECE BATHROOM. THE LOWER LEVEL HAS AN INCREDIBLE SPA-LIKE BATHROOM WITH SAUNA (INCLUDED IN PURCHASE PRICE) AND AN ADDITIONAL BEDROOM WITH A 2ND LARGE FAMILY ROOM! HOWEVER, THE YARD IS BREATHTAKING - INCLUDING AN UPPER AND LOWER DECK -WITH GAZEBO (ALSO, INCLUDED IN PURCHASE PRICE) ; UNDER-DECK STORAGE AND COMPLETE PRIVACY AND TRANQUILITY. EVERY INCH (FRONT, SIDES, AND BACK) OF THIS AMAZING YARD HAS BEEN TENDED TO WITH LOVING CARE - FROM THE FRUIT TREES TO THE BEAUTIFUL FLOWERS AND WALKWAYS! THIS HOME IS ONE OF A KIND - ALSO INCLUDES AIR CONDITIONING AND CENTRAL VAC - This home is in a family-friendly neighbourhood within walking distance of the Riverstone Public School (K -8) and several amenities. A MUST SEE! FYI - NEW HOME WARRANTY - 10YR STRUCTURAL IS IN



EFFECT UNTIL JANUARY 30, 2027.

Built in 2014

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2238294 |
| Price | \$514,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,221 |
| Acres | 0.09 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8630 88b Street |
| Subdivision | Riverstone. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X 0B5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|----------------|
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Other |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 27 |
| Zoning | RS |

Listing Details

| | |
|----------------|------------------|
| Listing Office | 2% Realty Grande |
|----------------|------------------|

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