

**8838 88 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2296996**



**\$445,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Vinyl, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	rs
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Sump Pump(s)		

**Inclusions:** none

Discover the perfect blend of comfort and location in this beautifully maintained, fully developed home. Boasting four spacious bedrooms and three full bathrooms, this property is designed for functional family living. The standout feature is the oversized pie-shaped lot, offering a generous outdoor retreat rarely found in the city. Situated in a quiet neighborhood within walking distance to schools and parks, this home is move-in ready and waiting for you.