

**8621 88B Street**  
**Grande Prairie, Alberta**

**MLS # A2308426**



**\$515,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Street Lighting		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Stone Counters, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Remotes x 2, Garage Heater, Island Stools x 2.

Stunning Riverstone 2-Storey Home Backing Onto Park &ndash; Fully Finished & Move-In Ready!!!&nbsp;&nbsp;&nbsp;Backing directly onto one of Grande Prairie's most beautiful parks, this fully developed home offers a lifestyle that's hard to match. Imagine preparing supper while keeping an eye on the kids playing just steps away, this is everyday living at its best. The main floor is thoughtfully designed with an open-concept layout that feels both inviting and functional. Rich hardwood flooring runs through the living room and den, while a cozy gas fireplace creates a natural gathering space. The kitchen stands out with its espresso cabinetry, crown moulding, oversized island with seating, and a full stainless steel appliance package perfect for both everyday use and entertaining.&nbsp;In 2024, the fridge, stove, and dishwasher were all upgraded to LG smart appliances, with the oven featuring&nbsp;a built-in air fryer functionality.A versatile den on the main floor offers flexibility for a home office, playroom, or quiet retreat, while durable tile flows through the high-traffic areas including the entry, kitchen, and bathrooms.Upstairs, you'll find three well-sized bedrooms, two full bathrooms, and a spacious bonus room ideal for family movie nights or a kids's hangout space. The primary suite features a walk-in closet and a private ensuite designed for comfort and convenience. The laundry is conveniently located next to the primary bedroom for added everyday ease.The finished basement extends your living space even further, offering a large family room, an additional bedroom, a full bathroom, and a mechanical room with a high-efficiency furnace and hot water tank. Step outside and the backyard truly steals the show. With no rear neighbors, you'll enjoy uninterrupted views of the park from your deck. The outdoor space has been beautifully designed with

a paving stone fire pit area, landscaped yard, and a custom shed perfect for relaxing or entertaining. The heated double garage features hot and cold taps, making it as functional as it is impressive. Located in a quiet subdivision and within walking distance to a brand-new school, this home offers the perfect balance of style, space, and location.