

8714 88A Street
Grande Prairie, Alberta

MLS # A2311226



\$494,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,904 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to a home that delivers the perfect balance of style, comfort, and modern functionality in the highly desirable community of Riverstone. This beautifully modernized two-storey offers 1,904 sq. ft. of thoughtfully designed living space, ideal for families or buyers seeking a move-in-ready home in a prime location. The main floor showcases a bright, open-concept layout with modernized flooring that sets a warm and contemporary tone throughout. The fully modernized kitchen is a standout feature, complete with contemporary cabinetry, upgraded countertops, backsplash, sink, flooring, and quality appliances — designed to be as functional as it is impressive. The adjacent living room is inviting and comfortable, anchored by a cozy gas fireplace that creates the perfect space to unwind and enjoy time at home. Central air conditioning keeps the home comfortable during those unexpected hot summer days, adding true year-round livability. Upstairs, you’ll find a spacious bonus room offering incredible flexibility for a media room, play space, or home office. Three well-sized bedrooms and two full bathrooms complete the upper level. The primary suite is a true retreat, featuring generous space and a private ensuite highlighted by a double soaker tub designed for relaxation. Outside, the home continues to impress with a fully landscaped and fenced yard, an extended deck for enhanced outdoor living, and a charming gazebo that creates a perfect space for entertaining or relaxing. The attached double garage includes a heater, providing added comfort and convenience during colder months, along with excellent storage and parking space. This home is completely carpet-free, offering a cleaner, more modern feel while also saving you money on maintenance and future replacement costs. Located in a family-friendly neighborhood close

to parks, schools, and amenities, this property offers an exceptional lifestyle in one of Riverstone's most sought-after areas. Stylishly modernized, well cared for, and truly move-in ready — this is a home that stands out from the rest.