

9501 88a Street
Grande Prairie, Alberta

MLS # A2333108



\$429,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Sump Pump(s), Tankless Hot Water		

Inclusions: n/a

2-Storey Home with Heated Detached Garage & RV Parking. Well-maintained 2-storey home located close to shopping and within walking distance of Riverstone School. The main floor features a quarry tile front entry, spacious living room, tiled kitchen with backsplash, 2-piece bathroom, and access to the backyard. Upstairs offers a primary bedroom with a large walk-in closet and 4-piece ensuite, plus two additional bedrooms with deep closets and another 4-piece bathroom. The undeveloped basement provides plenty of storage or future development potential and includes a brand-new hot water on demand system. Enjoy the low-maintenance backyard with a deck and artificial turf. The 24' x 24' heated detached garage sits on a floating engineered concrete pad and features 220V power with 100-amp service. A separate concrete RV parking pad is located beside the garage. Additional features include brand-new appliances and 30-year IKO fiberglass shingles on both the house and garage.