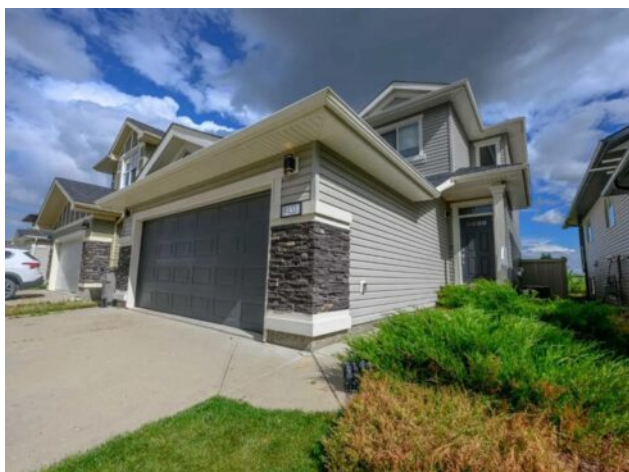


9433 88 Street
Grande Prairie, Alberta

MLS # A2341070



\$469,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,360 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Privacy with everyday convenience. This two-storey home offers 3 bedrooms and 2.5 bathrooms, an open main floor, and a landscaped backyard with no rear neighbours—close to Riverstone School, parks, and daily shopping. Step inside to an open-concept kitchen, dining room, and living room built for everyday living and entertaining. The living room is anchored by a gas fireplace. Also on the main level: a half bathroom and laundry, so the practical rooms stay where you need them. Central air conditioning keeps the home comfortable year-round. The upper level offers the primary bedroom, includes a walk-in closet and a 3-piece ensuite. Two additional bedrooms and a full bathroom complete the second floor. The basement is undeveloped and ready when you are—finish it for a rec room, extra bedroom, home gym, or storage. Outside, a two-car garage with 220 power and a landscaped backyard give you parking, workshop potential, play space, and a private outdoor setting with no homes looking in from behind. Location works as well as the layout. Riverstone School is nearby, along with green space. Everyday errands are close: FreshCo, Shoppers Drug Mart, Starbucks, and a wide range of other shopping and services. A private lot, a flexible floor plan, and amenities within easy reach. Book a showing to walk through it in person.