

\$514,900 - 8630 88b Street, Grande Prairie

MLS® #A2238294

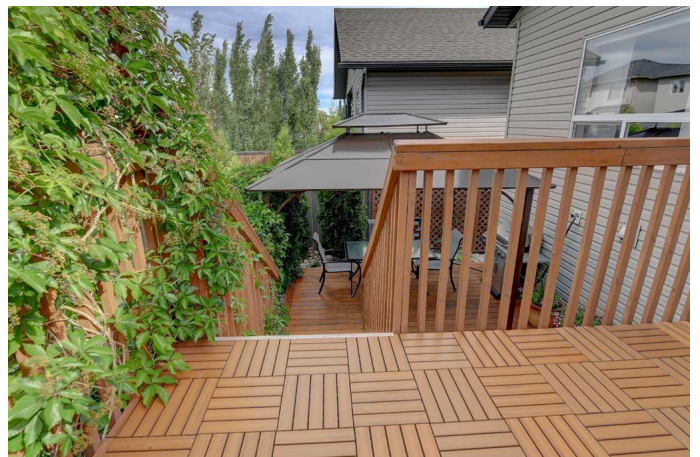
\$514,900

4 Bedroom, 3.00 Bathroom, 1,221 sqft

Residential on 0.09 Acres

Riverstone., Grande Prairie, Alberta

THIS IMMACULATE, FULLY DEVELOPED 1221 SQ. FT MODIFIED BI-LEVEL HAS BEEN EXTREMELY WELL CARED FOR. THE MAIN FLOOR OFFERS OPEN-CONCEPT WITH A LARGE HIGH-END KITCHEN, DESIGNATED EATING AREA AND FAMILY ROOM WITH A GAS FIREPLACE; INCLUDING 2 BEDROOMS WITH A FULL BATHROOM. UPPER LEVEL BOASTS A PRIVATE SANCTUARY WITH MASTER SUITE - FEATURING A WALK-IN CLOSET AND A LARGE 4-PIECE BATHROOM. THE LOWER LEVEL HAS AN INCREDIBLE SPA-LIKE BATHROOM WITH SAUNA (INCLUDED IN PURCHASE PRICE) AND AN ADDITIONAL BEDROOM WITH A 2ND LARGE FAMILY ROOM! HOWEVER, THE YARD IS BREATHTAKING - INCLUDING AN UPPER AND LOWER DECK -WITH GAZEBO (ALSO, INCLUDED IN PURCHASE PRICE) ; UNDER-DECK STORAGE AND COMPLETE PRIVACY AND TRANQUILITY. EVERY INCH (FRONT, SIDES, AND BACK) OF THIS AMAZING YARD HAS BEEN TENDED TO WITH LOVING CARE - FROM THE FRUIT TREES TO THE BEAUTIFUL FLOWERS AND WALKWAYS! THIS HOME IS ONE OF A KIND - ALSO INCLUDES AIR CONDITIONING AND CENTRAL VAC - This home is in a family-friendly neighbourhood within walking distance of the Riverstone Public School (K -8) and several amenities. A MUST SEE! FYI - NEW HOME WARRANTY - 10YR STRUCTURAL IS IN



EFFECT UNTIL JANUARY 30, 2027.

Built in 2014

Essential Information

MLS® #	A2238294
Price	\$514,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,221
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	8630 88b Street
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0P3

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	40
Zoning	RS

Listing Details

Listing Office	2% Realty Grande
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