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8606 88 Street
Grande Prairie, Alberta

MLS # A1002281



\$418,000

Division:	Riverstone.		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	2017 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Attached, Attached Garage, Concrete Driveway, Double Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	19-71-5-W6
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Electric Lawnmower, Electric Weed Whacker, 100 Foot Garden Hose with Attachments on Reel, TV Wall Mount, Telus Smart Home Security System Transferable.

This home is JUST LIKE NEW, except the fence is already up, the landscaping is done, the appliances are in and the basement is framed. The OPEN CONCEPT on the main floor has a beautiful kitchen with espresso cabinets and SOFT CLOSE DRAWERS, QUARTZ COUNTERTOPS, and a CORNER PANTRY. The cozy living room has a NATURAL GAS FIREPLACE surrounded by BUILT IN SHELVING, and the large dining area leads out to a TWO TIERED DECK in the backyard. The large backyard is fully fenced and backs onto the side of a house, creating more PRIVACY as there is no direct view onto their backyard. The main floor also has an ADDITIONAL BONUS SPACE, perfect for an office, or toy room for kids. The upstairs has another LARGE BONUS ROOM with lots of natural light. The master bedroom has a LARGE WALK IN CLOSET and a full ENSUITE with huge shower and DOUBLE SINKS. The two additional bedrooms are roomy, with BUILT IN SHELVING. And to top it off, the double garage is HEATED!! Book your showing today.