

8606 88 Street
Grande Prairie, Alberta

MLS # GP215054



\$425,900

Division:	Riverstone		
Type:	House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	2017 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Possession:	Negotiable		
Garage:	Attached, Double, Heated		
Driveway:	Concrete		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl

Land: Landscaped

Features: Countertop(s)-Quartz, Deck, Drapery Rods, Ensuite, Fireplace - Gas, Non-Smoking Home, Security System, Sump

Water: -

Sewer: Municipal

Taxes: \$ 4,647

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Fridge, Stove, Dishwasher, Built in Microwave, Washer, Dryer, Window Coverings, Garage Door Opener with 2 Remotes

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.