

8822 88B Street
Grande Prairie, Alberta

MLS # A1146969



\$370,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,458 sq.ft. | Age: | 2009 (12 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: -

Riverstone is a newer area of Grande Prairie and this home is steps from the Public K-8 School and close to a community park area too. Nearby 92 Street is a major north south artery providing convenient access to the neighbourhood. And right at home, a massive back yard tiered deck area is a seasonal entertaining and relaxing oasis. Fenced with a green thumb's touch throughout the yard. Gooseberry, black currant, blueberry and raspberry bushes for summer treats. Loreck Homes built this classy two story home with extra thoughts in mind and was ahead of the curve installing a radon gas bladder under the concrete pad. A little bit larger than average attached 28'X21.5'garage. Two story's don't always offer an open plan but we have one here. Comfortable entryway welcomes you home to tile and hardwood. Dark espresso cabinets and stainless steel appliances set off the kitchen. Gas fireplace shows off the living room nicely. Both kitchen and living room view the backyard. Main floor laundry and two piece bath are handy near the garage entry off the kitchen. Upstairs are two bedrooms plus the primary bedroom with its own ensuite and walk in closet plus there is a guest bath. Built-in vacuum system. Large concrete driveway out front and a basement open for development completes this home.