

9005 88 Street  
Grande Prairie, Alberta

MLS # A2274586



**\$499,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** Gazebo, White Arched Shelf in Living Room, Projector + Screen in Basement

Welcome home to this beautifully updated, family-friendly home tucked away in a quiet cul-de-sac in Riverstone - just steps from Riverstone School, walking trails, parks, and all the amenities that make this neighbourhood so loved. With RV parking, air conditioning, no rear neighbours, and plenty of costly updates, this home offers both comfort and convenience in one perfect package. Inside, the main floor welcomes you with a bright, open layout highlighted by coffered ceilings, a cozy gas fireplace, and a spacious living area ideal for gatherings. The kitchen features plenty of counter space and storage, flowing seamlessly into the large dining area, perfect for family dinners or hosting. A convenient laundry room sits just off the main floor half bath, making day to day living easier than ever. Upstairs you'll find three generously sized bedrooms, including a massive primary suite designed to impress. The ensuite offers a jetted tub, walk-in shower, double sinks, and direct access to a large walk-in closet. A full bathroom completes the upper level. The fully developed basement is set up for movie nights with a dedicated theatre area complete with a projector and screen. There's also a full bathroom, plenty of storage, and the flexibility to add 1&ndash;2 additional bedrooms if desired. Outside, enjoy summer days on the large deck with gazebo, overlooking the quiet field behind - no rear neighbours here! A dog run with artificial turf is ready for your pets, and the finished, heated garage features impressive 11.5 ft ceilings, allowing extra space for storage or hanging items. Major updates give peace of mind for years to come - new furnace + A/C (2024), new hot water on demand (2022), new fridge (2024), and new washer and dryer (2025). Offering exceptional value, thoughtful upgrades, and an unbeatable location, this Riverstone home is truly the full

package.