780-832-5880
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8821 88 Avenue
Grande Prairie, Alberta

MLS # A2163660

$449,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	**Age:**	2010 (14 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: shed

Close to schools -yes, Close to parks-yes ,quiet street-yes .This perfect family home, comes fully Developed and is ready for new owners. Walking in to this home, you are greeted by the living room that boasts tons of natural sunlight with the warmth of hardwood flooring. Stepping into the kitchen you 'll Love the island and thoughtfully planned dining area along with a large walk in pantry and ss appliances .A spacious entrance to the garage includes the convenience of main level laundry. The freshly painted walls create a bright and cheerful ambiance, setting the perfect tone throughout the home. Heading up the staircase , you'll be met by the bonus room, a great addition that can serve multiple purposes—whether as a playroom, a serene reading nook, or home office. The spacious primary bedroom boasts a walk in closet and full 4 piece bath. Finishing off the upstairs are two additional bedrooms along with a 4 piece bath for your growing family . Stepping outside, you'll appreciate the poured cement pad, an excellent space for summer barbecues and outdoor entertaining. Additionally, the included shed provides ample storage for outdoor equipment and gardening tools, ensuring a tidy and organized space. The double heated garage finishes off this great property . With immediate possession available, this home is ready for you and your family ! This one won't last long! Call your favorite Realtor® to view today. ACCEPTED OFFER WITH TIME CLAUSE

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