DON'T GAMBLE WITH YOUR HOME.

RE/MAX JACK
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8529 88 Street
Grande Prairie, Alberta

MLS # A2190398

$439,900

Division:	Riverstone
Type:	Residential/House
Style:	2 Storey
Size:	1,798 sq.ft.
Age:	2017 (8 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.09 Acre
Lot Feat:	Back Yard, Lawn

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Mixed	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: FRIDGE STOVE WASHER DRYER DISHWASHER AC UNIT GARAGE HEATER

Possession could be quick! Step into this stunning 1798 sq ft home, where comfort and style blend seamlessly. As you enter, you're greeted by a bright and airy main floor office/playroom, perfect for work or play. The open-concept layout flows effortlessly into the cozy living area, highlighted by a striking stone fireplace—the ideal spot to unwind. The kitchen is a chef's dream, complete with modern finishes and ample counter space, while large windows invite natural light and showcase the beautifully landscaped, fenced yard. Step outside, and you'll find your private oasis, backing onto a paved walking trail, offering tranquility and convenience. Head upstairs to discover a spacious bonus room, perfect for movie nights or a play area. The second level boasts three generously sized bedrooms, including a luxurious primary suite with a spacious ensuite featuring his-and-her sinks. The thoughtful layout continues with the convenience of a second-floor laundry room, making daily chores a breeze. This home also features a HEATED GARAGE and AIR CONDITIONING, ensuring year-round comfort. With its thoughtful design, premium features, and unbeatable location, this home offers the perfect balance of practicality and luxury. This home is only a couple blocks away from a wonderful school too! Don't miss your chance to make it yours!