

# \$439,900 - 8918 88 Street, Grande Prairie

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MLS® #A2261034

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,454 sqft  
Residential on 0.10 Acres

Riverstone., Grande Prairie, Alberta

Welcome to this 1,454 sq. ft. two-story home perfectly designed for family living. Offering three bedrooms and 2.5 bathrooms, this property combines comfort, convenience, and functionality. The main floor features a bright, open-concept layout ideal for entertaining, while the west-facing backyard brings in plenty of natural light and stunning evening sunsets.

Upstairs, youâ€™ll find three well-sized bedrooms including a primary suite with a private ensuite. The unfinished basement provides excellent potential for customizationâ€”whether you dream of a home gym, theater, or additional living space.

Backing directly onto a school park and basketball court, this home provides unmatched access to outdoor recreation and family-friendly amenities. The heated, double attached garage is fully finished, perfect for Alberta winters.

With its prime location, practical layout, and desirable features, this home is ready for its next family to move in and make it their own.

Built in 2009

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2261034  |
| Price  | \$439,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,454       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8918 88 Street |
| Subdivision | Riverstone.    |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8X 0G5        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Pantry                                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer, Gas Dryer |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | Central Air                                                 |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Gas                                                         |
| Has Basement      | Yes                                                         |
| Basement          | Full                                                        |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 30                   |
| Zoning         | RS                   |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Henry Adam Realty |
|----------------|-------------------|

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