



GRASSROOTS
REALTY GROUP

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12705 88A Street
Grande Prairie, Alberta

MLS # A2220189



\$529,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,633 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Street F		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Immaculate and fully developed five-bedroom, three-bath home nestled in a quiet cul-de-sac in the prestigious Crystal Lake Estates. This beautifully maintained property offers a thoughtfully designed main floor with an open-concept layout, showcasing a stunning kitchen with quartz countertops, upgraded appliances, and an abundance of natural light. The living room features upgraded flooring and a cozy gas fireplace, while a dedicated office, two guest bedrooms, and a full bathroom complete the main level. Upstairs, the spacious master retreat offers exceptional privacy, a walk-in closet, and a luxurious five-piece ensuite with dual sinks, a soaker tub, and a separate shower. The fully finished basement includes two additional bedrooms, a third bathroom, a generous family room, and a walk-out to the private backyard—perfect for entertaining. Additional highlights include air conditioning, a finished garage, and a prime location close to schools and scenic walking trails.