



GRASSROOTS
REALTY GROUP

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11005 88C Street
Grande Prairie, Alberta

MLS # A2230747



\$459,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Crystal Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,351 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows | | |

Inclusions: shed, garage heater

This spacious home right across from a bustling school is perfect for your growing family! Crystal Heights is THE place to raise kids, with parks and schools and greenspaces galore! Inside this home you will find three bedrooms and two bathrooms on the main level, and an additional two bedrooms one bathroom on the lower level. Upstairs is open and inviting, with a massive kitchen and dining area that looks over into the living room. Downstairs you will find cool tile, paired with a gas fireplace - perfect for every season the North brings us. The backyard is inviting, and well maintained, with easy landscaping that adds beauty without the hassel. With your two tiered deck, the top being covered, there is plenty of space to soak up all that summer has to offer in the privacy of your own space. The double garage is heated, and there is RV parking along the East side. Contact your favorite Realtor today to show this property, and make it home before school is out for summer! Available for immediate possession.