



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**11218 88C Street
Grande Prairie, Alberta**

MLS # A2244162



\$449,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,406 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions:	Fridge, stove
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Great family home just steps from 2 schools in Crystal Heights! This home has just been refreshed with new paint, lighting, kitchen appliances. The main floor has a huge living area with gas fireplace and a nice size kitchen with corner pantry and island and dining nook with patio door to 2yr old deck and large, fenced back yard with additional concrete patio area. There are also two bedrooms and a full bathroom, as well as laundry hookups on the main floor. The primary bedroom is over the garage and has dbl closets and a full ensuite. The fully developed basement has another 2 bedrooms, full bathroom, a family/rec room, a kitchenette, laundry in the utility room, and an entry from the garage. The attached double garage is insulated and boarded with OSB. The hot water tank was replaced in 2020. No carpet!