

## 587-777-7276

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## 12817 88A Street Grande Prairie, Alberta

MLS # A2272738



\$649,000

| Division: | Crystal Lake Estates  |                        |                   |  |
|-----------|---|------------------------|-------------------|--|
| Type:     | Residential/House   |                        |                   |  |
| Style:    | Bungalow  |                        |                   |  |
| Size:     | 1,322 sq.ft.  | Age:                   | 2004 (21 yrs old) |  |
| Beds:     | 4   | Baths:                 | 3                 |  |
| Garage:   | Double Garage   | Double Garage Attached |                   |  |
| Lot Size: | 0.25 Acre   |                        |                   |  |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fev |                        |                   |  |

**Heating:** Water: Forced Air Sewer: Floors: Carpet, Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Brick, Vinyl Siding RG Foundation: **Poured Concrete Utilities:** 

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wet Bar

Inclusions: Pool table, Wet bar, Solar System

This stunning bungalow sits on a guiet corner of a cul-de-sac and offers an incredible mix of comfort, style, and thoughtful upgrades

throughout. The welcoming sunken entry leads into a bright and open main floor featuring a spacious kitchen with an island, corner pantry, stainless appliances, and plenty of cupboard and counter space, flowing into a dining area with access to a raised deck (gas line included) overlooking the massive pie-shaped yard with beautiful views. The living room showcases floor-to-ceiling windows with custom blinds and a dual-sided gas fireplace shared with the primary suite, which also includes a walk-in closet and a relaxing 4-piece ensuite with a jetted tub. A main floor laundry room, additional bedroom, and full bathroom complete the level. The bright walkout basement is designed for entertaining with modern finishings, a full wet bar, pool table, speaker system, two large bedrooms, another well-finished bathroom, and a spotless utility room. The heated garage is a standout with ceiling storage, hot and cold taps, 220V power, laundry setup, and a dedicated indoor pet area with direct yard access. This home is loaded with upgrades including central A/C with humidifier, central vac, 2022 shingles, new fridge and microwave, a 2024 hot water tank, automatic irrigation with fertilizer pump, new apple and cherry trees plus grapevines, a new remote-controlled backyard waterfall feature, and most notably, a premium 24-panel solar system installed last month offering significant long-term savings. A rare find with incredible natural light and a huge lot, this bungalow truly checks every box.