



12817 88A Street
Grande Prairie, Alberta

MLS # A2272738



\$595,000

Division: Crystal Lake Estates

Type: Residential/House

Style: Bungalow

Size: 1,322 sq.ft. **Age:** 2004 (22 yrs old)

Beds: 4 **Baths:** 3

Garage: Double Garage Attached

Lot Size: 0.25 Acre

Lot Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Vinyl Siding

Zoning: 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 quiet 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 valued at \$45,000, offering significant long-term savings. A rare find with incredible natural light and a huge lot, this bungalow truly checks every box.