



**13002 88A Street
Grande Prairie, Alberta**

MLS # A2296692



\$446,000

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,255 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaped, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry		

Inclusions: none

This spacious modified bi-level in Crystal Lake offers a well-designed layout with 4 bedrooms and 3 bathrooms, making it a fantastic option for families. The primary bedroom is generously sized and features a walk-in closet and private ensuite. The bright, sunny kitchen is both functional and inviting, complete with a tile backsplash and corner pantry. Out back, the deck overlooks a pond and greenspace, creating a peaceful setting with beautiful views. Situated on a corner lot in a quiet cul-de-sac, this fully developed home also features a walk-out basement, no rear neighbours, an attached double garage, and RV parking. Located in sought-after Crystal Lake Estates, known for its paved trails, parks, and serene atmosphere, this property offers a wonderful balance of privacy, space, and family-friendly living.