



12822 88A Street
Grande Prairie, Alberta

MLS # A2297456



\$585,000

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,190 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Recessed Lighting, Skylight(s)		

Inclusions: N/A

Refined living in Crystal Lake Estates. Tucked into a quiet cul-de-sac on a pie-shaped lot, this fully developed 4-bedroom, 3-bathroom walkout home offers space, light, and a layout that works for everyday life. The main floor is bright and open, with vaulted ceilings and large windows that carry natural light throughout. The kitchen is both functional and inviting, featuring maple cabinetry, updated appliances, ample storage, and a walk-in pantry—designed to keep up with a busy household or hosting nights in. The primary suite feels set apart, offering generous square footage, a well-appointed ensuite, and a walk-in closet with direct access. A second bedroom, full bath, and main floor laundry round out the upper level. Downstairs, the walkout basement opens into a spacious rec area centered around a cozy gas fireplace, with direct access to a covered patio—ideal for entertaining or giving everyone their own space. Two additional bedrooms (each with walk-in closets) and a full bathroom complete the lower level. Shingles redone in 2023! The 24' x 24' garage is fully insulated and heated, ready for Alberta winters. Set in one of Grande Prairie's most established neighborhoods, you're steps from walking trails, parks, schools, and Crystal Lake itself. Clean, functional, and in a location that continues to hold value—this is a home that makes sense now and later. 3D tour available.