



11425 88A Street  
Grande Prairie, Alberta

MLS # A2303411



**\$449,000**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, No Neighbours Behind, Private, Sloped Down		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Located in Crystal Heights this two-storey home offers a well-organized living space across two floors, featuring 4 bedrooms, 3 bathrooms, and a dedicated exercise room. The main floor includes an open-concept kitchen and living room. The kitchen is appointed with warm wood cabinetry, tile backsplash, stainless steel dishwasher, and ample counter space, while the living room benefits from a large window that fills the space with natural light and features durable new laminate flooring. The main floor also includes a full bathroom with a wood vanity, large mirror, and tub-shower combo. Bedrooms on the upper level feature laminate flooring, neutral tones, and windows providing natural light. The primary bedroom features a massive walkin closet & 4 peice ensuite bathroom. The lower level is home to the exercise room, finished with light vinyl plank flooring and a sleek bathroom with a glass-enclosed shower and dark granite countertop vanity. A utility and laundry room rounds out the lower level. Throughout, the home features consistent laminate flooring, neutral paint tones, and a practical layout suited for family living. Backing on to no rear neighbors, don't delay getting in to view this well cared for home, today!