



GRASSROOTS
REALTY GROUP

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10720 88B Street
Grande Prairie, Alberta

MLS # A2343873



\$554,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,484 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer in Suite		

Looking for a home with Airbnb, rental, or mother-in-law suite potential? This could be the one! Offering 1,484 sq. ft. of living space on the main level, plus a fully developed basement suite, this spacious home features 5 bedrooms, 3 bathrooms, a main-floor den, and plenty of room for extended family or potential rental income. The main level has been beautifully renovated with vinyl plank flooring, new carpet in both bedrooms, granite countertops, updated cabinetry and blinds, a kitchen island tastefully wrapped in brick, and a new fireplace. There are two bathrooms on the main level, including a 5-piece ensuite with a jetted tub and a 4-piece bathroom with laundry. Downstairs, the basement suite offers a huge, renovated kitchen, 2 bedrooms, a 3-piece bathroom, and its own laundry, providing a comfortable and private living space. Outside, the home sits on a fully fenced, pie-shaped lot directly across from green space. The heated 24' x 24' garage provides plenty of parking and workspace, while the 12' x 16' shed adds even more storage. Conveniently located close to schools and shopping, this renovated home offers space, versatility, and plenty of possibilities for its next owner.