

11421 88A Street
Grande Prairie, Alberta

MLS # A2245857



\$399,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,218 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Central Air Conditioner, Garage Door Opener & Controls

Enjoy this well-maintained bi-level home, perfectly situated in the prestigious community of Crystal Heights. Thoughtfully designed for both comfort and style, this home features a heated double attached garage and central air conditioning, ensuring year-round ease. Enjoy the ultimate in privacy with no rear neighbours, while the fully fenced and landscaped yard offers a serene outdoor retreat complete with a two-tiered deck ideal for entertaining or relaxing in luxury! Step inside to discover a bright and airy main floor, where a spacious living room with a large picture window bathes the space in natural light. The chef-inspired kitchen showcases stainless steel appliances, a generous island and abundant cabinetry, seamlessly flowing into the dining area with direct access to the backyard oasis. The primary suite is a true sanctuary, featuring a walk-in closet and a private 3-piece ensuite, while two additional good sized bedrooms and a full bath provide ample space for family or guests. The undeveloped basement offers endless potential to create the space of your dreams, whether a home theatre, gym, or additional living quarters. Book your showing today!