



GRASSROOTS
REALTY GROUP

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11010 88A Street
Grande Prairie, Alberta

MLS # A2220637



\$357,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,492 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

This fantastic 4-level split offers unbeatable access to nearby schools, located in a quiet cul-de-sac in Crystal Heights with RV parking. Professionally painted from top to bottom and featuring refreshed kitchen cabinets, this home is move-in ready with thoughtful updates throughout. The main level welcomes you with a bright living room and a renovated kitchen with East facing windows, while the upper floor includes three bedrooms and a 3-piece bathroom with convenient access from the primary bedroom's walk-in closet. The third level—fully above ground—features its own entrance, laundry area, and plenty of space for a family room or additional living area. Downstairs, makes an ideal private primary suite with a large walk-in closet, its own 3-piece bathroom, and access to a massive storage space below the entire third level. Outside, the property boasts two sheds, a spacious yard, and incredible parking potential. With room for multiple vehicles and even two RVs in the oversized driveway, this home is perfect for growing families or those who need extra space. Don't miss your opportunity, book your showing today!