



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11218 88C Street  
Grande Prairie, Alberta**

**MLS # A2244162**



**\$449,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,406 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vaulted Ceiling(s)		

<b>Inclusions:</b>	Fridge, stove
--------------------	---------------

Great family home just steps from 2 schools in Crystal Heights! This home has just been refreshed with new paint, lighting, kitchen appliances. The main floor has a huge living area with gas fireplace and a nice size kitchen with corner pantry and island and dining nook with patio door to 2yr old deck and large, fenced back yard with additional concrete patio area. There are also two bedrooms and a full bathroom, as well as laundry hookups on the main floor. The primary bedroom is over the garage and has dbl closets and a full ensuite. The fully developed basement has another 2 bedrooms, full bathroom, a family/rec room, a kitchenette, laundry in the utility room, and an entry from the garage. The attached double garage is insulated and boarded with OSB. The hot water tank was replaced in 2020. No carpet!