



**GRASSROOTS**  
REALTY GROUP

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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

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

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

Enjoy this well-maintained&nbsp;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!