



GRASSROOTS
REALTY GROUP

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13002 88A Street
Grande Prairie, Alberta

MLS # A2253627



\$425,000

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,342 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Cul-De		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: n/a

This modified bi level in Crystal Lake offers a spacious layout with four bedrooms and three bathrooms. Set on a corner lot with a walk-out basement, the home enjoys no rear neighbours and backs onto a pond and green space. It's fully developed, providing an attached garage and RV parking. Crystal Lake Estates is known for its awesome trails and tranquil atmosphere, making this property an excellent option for buyers seeking an opportunity for privacy and peace in a family-friendly neighbourhood.