



**GRASSROOTS**  
REALTY GROUP

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12817 88A Street  
Grande Prairie, Alberta

MLS # A2272738



**\$595,000**

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,322 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wet Bar		
Inclusions:	Pool table, Wet bar, Solar System		

This stunning bungalow sits on a quiet corner of a cul-de-sac and offers an incredible mix of comfort, style, and thoughtful upgrades throughout. The welcoming sunken entry leads into a bright and open main floor featuring a spacious kitchen with an island, corner pantry, stainless appliances, and plenty of cupboard and counter space, flowing into a dining area with access to a raised deck (gas line included) overlooking the massive pie-shaped yard with beautiful views. The living room showcases floor-to-ceiling windows with custom blinds and a dual-sided gas fireplace shared with the primary suite, which also includes a walk-in closet and a relaxing 4-piece ensuite with a jetted tub. A main floor laundry room, additional bedroom, and full bathroom complete the level. The bright walkout basement is designed for entertaining with modern finishings, a full wet bar, pool table, speaker system, two large bedrooms, another well-finished bathroom, and a spotless utility room. The heated garage is a standout with ceiling storage, hot and cold taps, 220V power, laundry setup, and a dedicated indoor pet area with direct yard access. This home is loaded with upgrades including central A/C with humidifier, central vac, 2022 shingles, new fridge and microwave, a 2024 hot water tank, automatic irrigation with fertilizer pump, new apple and cherry trees plus grapevines, a new remote-controlled backyard waterfall feature, and most notably, a premium 24-panel solar system installed last month valued at \$45,000, offering significant long-term savings. A rare find with incredible natural light and a huge lot, this bungalow truly checks every box.