



11425 88A Street
Grande Prairie, Alberta

MLS # A2303411

\$449,000



Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,158 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind, Private, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Located in Crystal Heights this two-storey home offers a well-organized living space across two floors, featuring 4 bedrooms, 3 bathrooms, and a dedicated exercise room. The main floor includes an open-concept kitchen and living room. The kitchen is appointed with warm wood cabinetry, tile backsplash, stainless steel dishwasher, and ample counter space, while the living room benefits from a large window that fills the space with natural light and features durable new laminate flooring. The main floor also includes a full bathroom with a wood vanity, large mirror, and tub-shower combo. Bedrooms on the upper level feature laminate flooring, neutral tones, and windows providing natural light. The primary bedroom features a massive walkin closet & 4 peice ensuite bathroom. The lower level is home to the exercise room, finished with light vinyl plank flooring and a sleek bathroom with a glass-enclosed shower and dark granite countertop vanity. A utility and laundry room rounds out the lower level. Throughout, the home features consistent laminate flooring, neutral paint tones, and a practical layout suited for family living. Backing on to no rear neighbors, don't delay getting in to view this well cared for home, today!