



**GRASSROOTS**  
REALTY GROUP

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12313 88A Street  
Grande Prairie, Alberta

MLS # A2143276



**\$439,900**

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,356 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Garage Heater

WONDERFUL BUNGALOW ON A LARGE PIE SHAPED LOT AT THE END OF A LONG CUL DE SAC - GREAT LOCATION! SPACIOUS MAIN FLOOR HAS LARGE MASTER BEDROOM WITH AMPLE CLOSET SPACE AND ENSUITE, DEN AT FRONT OF HOUSE, FULL BATH AND LARGE FAMILY ROOM WITH LARGE WINDOWS. KITCHEN IS WELL EQUIPPED WITH CRAFTSMAN CABINETS AND NEWER APPLIANCES. BASEMENT REALLY WELL FINISHED WITH FULL KITCHEN, ENTRANCE FROM GARAGE, 2 LARGE BEDROOMS AND BATHROOM PLUS A LARGE FAMILY ROOM WITH FIREPLACE! PRIVATE YARD WITH LARGE DECK PARTIALLY COVERED, RAISED GARDEN, FULLY FENCED AND NICELY LANDSCAPED.