



GRASSROOTS
REALTY GROUP

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10925 88A Street
Grande Prairie, Alberta

MLS # A2191868



\$425,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,379 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: 2nd Refrigerator in the basement included

Welcome to this stunning 4-bedroom, 3-bathroom modified bi-level offering a perfect blend of comfort and versatility! Nestled on a lot with no rear neighbors, this home ensures privacy while enjoying the beautiful surroundings from the covered step-down deck, fully enclosed with all-round mesh for year-round relaxation. Inside, the ginormous master bedroom features a luxurious soaker tub ensuite, providing a private retreat. The bright and airy main level leads to a massive basement family room, with the option to convert the space into a future suite, thanks to a garage door entrance leading directly into the basement. This home is equipped with central air conditioning, a heated double-car garage, central vacuum and a new motherboard for the furnace. Additional upgrades include brand-new roof shingles installed in 2024 before winter and front and rear lawn irrigation for easy yard maintenance. A rare find offering space, privacy, and investment potential—don't miss this opportunity to make it yours! Book your showing TODAY!