



11109 88C Street
Grande Prairie, Alberta

MLS # A2205189



\$469,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,407 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Gym workout equipment

This beautifully designed home offers 5 generously sized bedrooms, providing ample space for a growing family or guests. The 3 full bathrooms are equipped with luxurious heated floors, ensuring ultimate comfort throughout the year. One of the standout features of this property is the brand-new solar panel system, which helps lower energy costs. Located in a family-friendly neighborhood, this home is ideally situated near two top-rated schools, making it a perfect choice for families with children. The double car garage offers plenty of space for vehicles and additional storage, while the expansive basement is a true highlight. With large, bright windows, the basement is flooded with natural light, creating a warm and inviting atmosphere that can be used for a variety of purposes, whether as a recreation room, home office, or additional living space. This home combines modern amenities with practical features, making it an ideal place to live and grow.