



**GRASSROOTS**  
REALTY GROUP

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**11205 88C Street**  
**Grande Prairie, Alberta**

**MLS # A2211419**



**\$449,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully updated 4 bedroom, 3 bathroom bungalow located on a corner lot in the desirable Crystal Heights. Thoughtfully renovated from top to bottom, this home blends modern comfort with timeless style. The open-concept main living space offers a bright and welcoming atmosphere, with seamless flow between the kitchen, dining, and living areas—perfect for both everyday living and entertaining. The basement features a large rec space, as well as a rare secondary primary suite, complete with a private ensuite and walk-in closet—perfect for multi-generational living or hosting guests. Upstairs, you’ll find the spacious main primary bedroom with its own ensuite and walk in closet too, along with two additional well-sized bedrooms and another full bathroom. Enjoy the convenience of a heated garage, perfect for those colder months, and rest easy knowing you’re just steps away from two nearby schools, making morning drop-offs a breeze. The spacious fenced yard offers plenty of space for the whole family - great for kids, pets, and entertaining. This move-in-ready home has it all! Don’t miss your chance to own a fully renovated home in a sought-after neighbourhood!