

**11425 88A Street**  
**Grande Prairie, Alberta**

**MLS # A2173524**



**\$404,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Storage		

**Inclusions:** N/A

Welcome to this stunning one-owner family home nestled in a serene cul-du-sac. No rear neighbours offers privacy you can enjoy while surrounded by nature. Step inside to discover soaring 10-foot ceilings and an abundance of natural light pouring through the huge windows, creating an inviting and spacious atmosphere throughout the home. This thoughtfully designed layout features 4 generous bedrooms, 3 full bathrooms, 2 huge living rooms and a large, practical kitchen. The basement has a huge family room with cozy stone fireplace, 4th bedroom, another bathroom and a really cool flex room that can be a playroom or more storage! You will love the 24 x 24 garage to house all your toys! Located just a stone's throw away from 2 Elementary schools, walking trails and parks! Don't miss your chance to own this beautiful property that combines comfort, style, and an unbeatable location. Ready for immediate possession. Schedule your viewing today!