

13002 88A Street

Grande Prairie, Alberta

MLS # A2253627



\$425,000

|           |                                                                               |        |                   |
|-----------|-------------------------------------------------------------------------------|--------|-------------------|
| Division: | Crystal Lake Estates                                                          |        |                   |
| Type:     | Residential/House                                                             |        |                   |
| Style:    | Modified Bi-Level                                                             |        |                   |
| Size:     | 1,255 sq.ft.                                                                  | Age:   | 2005 (20 yrs old) |
| Beds:     | 4                                                                             | Baths: | 3                 |
| Garage:   | Double Garage Attached                                                        |        |                   |
| Lot Size: | 0.15 Acre                                                                     |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac |        |                   |

|             |                                                              |            |    |
|-------------|--------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                   | Water:     | -  |
| Floors:     | Carpet, Tile, Vinyl                                          | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                              | Condo Fee: | -  |
| Basement:   | Finished, Full, Walk-Out To Grade                            | LLD:       | -  |
| Exterior:   | Mixed                                                        | Zoning:    | RS |
| Foundation: | Poured Concrete                                              | Utilities: | -  |
| Features:   | Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s) |            |    |

Inclusions: n/a

\* See Virtual Tour \* This modified bi level in Crystal Lake offers a spacious layout with four bedrooms and three bathrooms. Set on a corner lot with a walk-out basement, the home enjoys no rear neighbours and backs onto a pond and green space. It's fully developed, providing an attached garage and RV parking. Crystal Lake Estates is known for its awesome trails and tranquil atmosphere, making this property an excellent option for buyers seeking an opportunity for privacy and peace in a family-friendly neighbourhood.