

**13010 88A Street  
Grande Prairie, Alberta**

**MLS # A2213276**



**\$499,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Crystal Lake Estates  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Modified Bi-Level   |               |                   |
| <b>Size:</b>     | 1,543 sq.ft.  | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees, |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, 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>   | Brick, Vinyl Siding  | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |                   |    |

**Inclusions:** Window Coverings, Murphy Bed, GDO & Controls, Kitchen Stools, Shed

This luxurious Clean Well maintained Fully Developed Modified BI-Level is a must see. Located in Sought after Crystal Lake Estates Subdivision in a quiet cul-de-sac backing onto Evelyn McBrian Park with no rear neighbors! This one has it all, location, size, renovated & freshly Painted, with lots extra finishes. Walk in to large front entry and up to spacious open main floor with vaulted ceiling in the living room, allowing for tons of natural light. Bright & open concept with Island, pantry in kitchen area, Coffee Bar, living room that features gas fireplace, dining area with patio doors that will take you out to large deck & down to your private backyard. The Upstairs offers a beautiful Spacious primary bedroom, with a walk-in closet and complete with an exquisite 5-piece ensuite bathroom. There is an office and 2 more large rooms on the main floor, with another 2 bedrooms downstairs, along with a good-sized laundry room. The finished walkout basement leads to your private spacious back yard. Take advantage of the warm summer evenings from the main floor deck, catch some shade on your covered patio or retreat to the refreshing atmosphere of your air-conditioned home. Attached is a good sized, heated garage which is wired for 220v. Stylish and open ended space, with built-in shelving, space saving Murphy bed downstairs, garburator, Reverse Osmosis water system complete this Excellent Family home.