

12010 88A Street
Grande Prairie, Alberta

MLS # A2125327



\$389,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,278 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Few Trees, Landscaped, Pie Shaped Lot, Private, Sloped		
Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS

Discover the epitome of family living in the exclusive enclave of Crystal Lake Estates with this meticulously crafted residence featuring 4 bedrooms, 3 bathrooms, and a double heated garage. Tucked away in a tranquil keyhole location, this fully finished home boasts a seamless fusion of style and functionality, from the gorgeously laid quarry tile in the entryway to the spacious living area with a handsome gas fireplace. The upper level offers serene bedrooms, including kids' rooms with cleverly crafted window seats for smart storage. The fully finished basement provides a sprawling rec room, with convenience enhanced by basement entry from the heated and insulated double garage. Step outside to the 12x20 deck overlooking the fully fenced, sodded, and landscaped yard, perfect for outdoor enjoyment. Don't miss your chance to experience the luxury and comfort of Crystal Lake living—book your tour today.