

**11417 88A Street**  
**Grande Prairie, Alberta**

**MLS # A2171350**



**\$409,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<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>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Welcome to this beautiful modified bi-level home with RV parking, no rear neighbours, perfectly situated in a family-friendly neighbourhood, close to schools and essential amenities. Boasting 5 spacious bedrooms and 3 full bathrooms, this property is ideal for growing families or those who love extra space. The open floor plan features a bright and airy living space that flows seamlessly into the modern kitchen complete with stainless steel appliances, large island with eating bar, corner pantry, ample cupboard and counter space and dining area, ideal for entertaining or family gatherings. Your main floor consists of two good sized kids bedrooms and a full bathroom. Located above the garage is the primary bedroom complete with a walk-in closet and 3pc ensuite. Heading down to your fully finished basement you will find a large living space, an additional two bedrooms and full bathroom. Enjoy the privacy of no rear neighbours, with a fully fenced and landscaped backyard. The attached double garage provides ample parking additionally has RV parking and storage. Located in a desirable neighbourhood close to schools and parks, this home offers everything you need for comfortable family living. Don't miss this opportunity, book your showing today!