

**13014 88A Street**  
**Grande Prairie, Alberta**

**MLS # A2198130**



**\$459,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,494 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Front Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, stove, dishwasher, OTR microwave, washer, dryer, a/c unit, shed.		

Discover the perfect family retreat in this beautifully air-conditioned modified bi-level home featuring 4 spacious bedrooms and 3 bathrooms. The cheerful ambiance created by the freshly repainted interior welcomes you as you step inside. The main floor boasts an inviting open floor plan, seamlessly connecting the living room, dining area, and a generous kitchen. Enjoy cozy evenings by the gas fireplace, or entertain guests around the peninsula-style kitchen island, designed for gatherings and culinary adventures. Retreat to the main floor master bedroom, thoughtfully tucked away for privacy, complete with a walk-in closet and a 4-piece ensuite featuring a jetted tub for relaxation. Upstairs, you'll find two additional bedrooms, perfect for children or guests, along with a 4-piece bathroom for convenience. The fully developed basement offers even more space, featuring a large bedroom and an adjacent bathroom, with a walkout leading to the backyard covered patio. This home is equipped with numerous upgrades, including a new refrigerator, dishwasher, furnace, hot water tank, and dryer, ensuring modern comfort and efficiency. Ample storage solutions are available throughout, catering to all your organizational needs. The property also features a heated 22x26 garage, a spacious driveway with RV parking, and a fully fenced yard complete with a dog run, lower patio, deck, and shed—perfect for outdoor activities and relaxation. Ideally located with easy access to major routes, Maude Clifford School, walking trails, parks and shopping amenities, this home offers both convenience and tranquility. Don't miss your chance to make this exceptional property your own. Call today to schedule a showing!