

12209 88A Street
Grande Prairie, Alberta

MLS # GP214965



\$364,900

Division:	Crystal Lake Estates		
Type:	House		
Style:	Modified Bi-Level		
Size:	1,397 sq.ft.	Age:	2000 (20 yrs old)
Beds:	3	Baths:	2
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Concrete		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl

Land: Landscaped

Features: Central Air Conditioning, Countertop(s)-Laminate, Deck, Ensuite, Non-Smoking Home, Pet-Free Home, Security System, Sump

Water: -

Sewer: Municipal

Taxes: \$ 4,134

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener + 2 Remotes, Basement Shelving, Lawnmower

Book a showing to see this GEM in Crystal Lake Estates. This modified bi-level seems OVERSIZED from the moment you walk into it. The large entryway leads up into an EXPANSIVE LIVING AREA with RICH HARDWOOD FLOORING. The combined kitchen and dining area has tons of room for a large dining table and ample cabinetry. The ISLAND in the middle allows for even more countertop space, making it easy to entertain in. The CORNER PANTRY is the cherry on top. An extra wide hallway takes you to the 2 bedrooms and full bath on the main floor. Just a short jaunt up the stairs leads you into a MASSIVE MASTER BEDROOM sweeping over the garage. The FULL ENSUITE and double closets top it off. The basement is partially developed with NEW FLOORING installed this December and electricity already in. All you need is drywalling and a ceiling to finish it off. But the true appeal to this home is the LARGE, FULLY FENCED BACKYARD with NO REAR NEIGHBOURS. Check it out today!