

11449 88A Street  
Grande Prairie, Alberta

MLS # A1039554



**\$385,000**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2006 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped, Pie Shaped Lot, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<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>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

This 1384 sq.ft. bungalow feels spacious the moment you walk up to it. The extra wide driveway can hold 3 vehicles, or an RV and 2 vehicles. The quaint front veranda leads into an open layout with the cozy living room in the front. The natural gas fireplace adds to its charm. The vaulted ceiling makes the combined kitchen and eating area seem even bigger. The kitchen has extensive cabinet and countertop space with a corner pantry and sit up island, perfect for entertaining. The brand new stove and newer fridge gives the kitchen a modern feel. The eating area leads out to the backyard, with a 14'x12' deck and MASSIVE YARD! There are not many yards like this one in the city of Grande Prairie. It is fully fenced and landscaped with a shed for extra storage and a whole lot of grass. And there are NO REAR NEIGHBOURS! The basement houses the 4th and 5th bedroom with a third full bathroom and still has room for a 33'x14' living area AND an ADDITIONAL BONUS ROOM. The privacy of this lot coupled with the size of the home is the perfect combination for any family. Book your showing today :)