

**13002 88A Street**  
**Grande Prairie, Alberta**

**MLS # A2296692**



**\$420,000**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaped, No Ne		

<b>Heating:</b>	Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** none

This spacious modified bi-level in Crystal Lake offers a well-designed layout with 4 bedrooms and 3 bathrooms, making it a fantastic option for families. The primary bedroom is generously sized and features a walk-in closet and private ensuite. The bright, sunny kitchen is both functional and inviting, complete with a tile backsplash and corner pantry. Out back, the deck overlooks a pond and greenspace, creating a peaceful setting with beautiful views. Situated on a corner lot in a quiet cul-de-sac, this fully developed home also features a walk-out basement, no rear neighbours, an attached double garage, and RV parking. Located in sought-after Crystal Lake Estates, known for its paved trails, parks, and serene atmosphere, this property offers a wonderful balance of privacy, space, and family-friendly living.