



780-978-5674

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10925 88A Street Grande Prairie, Alberta

MLS # A2191868



\$425,000

| Division: | Crystal Heights | | | |
|-----------|--|--------|-------------------|--|
| Туре: | Residential/House | | | |
| Style: | Modified Bi-Level | | | |
| Size: | 1,379 sq.ft. | Age: | 2001 (24 yrs old) | |
| Beds: | 4 | Baths: | 3 | |
| Garage: | Concrete Driveway, Double Garage Attached, Heated Garage | | | |
| Lot Size: | 0.13 Acre | | | |
| Lot Feat: | Cul-De-Sac | | | |
| | | | | |

| Heating: | Forced Air | Water: | - |
|-------------|----------------------------|------------|----|
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| | | | |

Features: No Animal Home, No Smoking Home, Pantry

Inclusions: 2nd Refrigerator in the basement included

Welcome to this stunning 4-bedroom, 3-bathroom modified bi-level offering a perfect blend of comfort and versatility! Nestled on a lot with no rear neighbors, this home ensures privacy while enjoying the beautiful surroundings from the covered step-down deck, fully enclosed with all-round mesh for year-round relaxation. Inside, the ginormous master bedroom features a luxurious soaker tub ensuite, providing a private retreat. The bright and airy main level leads to a massive basement family room, with the option to convert the space into a future suite, thanks to a garage door entrance leading directly into the basement. This home is equipped with central air conditioning, a heated double-car garage, central vacuum and a new motherboard for the furnace. Additional upgrades include brand-new roof shingles installed in 2024 before winter and front and rear lawn irrigation for easy yard maintenance. A rare find offering space, privacy, and investment potential—don't miss this opportunity to make it yours! Book your showing TODAY!