

# **\$489,900 - 13010 88a Street, Grande Prairie**

MLS® #A2213276

**\$489,900**

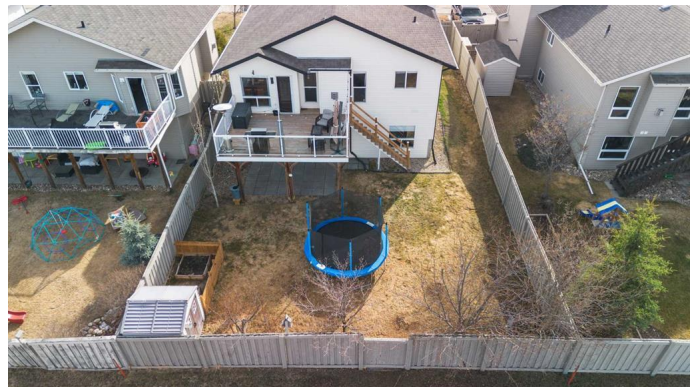
4 Bedroom, 3.00 Bathroom, 1,543 sqft

Residential on 0.14 Acres

Crystal Lake Estates, Grande Prairie, Alberta

This luxurious Clean Well maintained Fully Developed Modified BI-Level is a must see. Located in Sought after Crystal Lake Estates Subdivision in a quiet cul-de-sac backing onto Evelyn McBrien Park with no rear neighbors! This one has it all, location, size, renovated & freshly Painted, with lots extra finishes. Walk in to large front entry and up to spacious open main floor with vaulted ceiling in the living room, allowing for tons of natural light. Bright & open concept with Island, pantry in kitchen area, Coffee Bar, living room that features gas fireplace, dining area with patio doors that will take you out to large deck & down to your private backyard. The Upstairs offers a beautiful Spacious primary bedroom, with a walk-in closet and complete with an exquisite 5-piece ensuite bathroom. There is an office and 2 more large rooms on the main floor, with another 2 bedrooms downstairs, along with a good-sized laundry room. The finished walkout basement leads to your private spacious back yard. Take advantage of the warm summer evenings from the main floor deck, catch some shade on your covered patio or retreat to the refreshing atmosphere of your air-conditioned home. Attached is a good sized, heated garage which is wired for 220v. Stylish and open ended space, with built-in shelving, space saving Murphy bed downstairs, garburator, Reverse Osmosis water system complete this Excellent Family home.

Built in 2005



## Essential Information

MLS® #	A2213276
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,543
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	13010 88a Street
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1V8

## Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Landscaped, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	31
Zoning	RS

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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