

12705 88A Street  
Grande Prairie, Alberta

MLS # A2220189

\$529,900

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Crystal Lake Estates  |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | Modified Bi-Level   |        |                   |
| Size:     | 1,633 sq.ft.  | Age:   | 2005 (20 yrs old) |
| Beds:     | 5   | Baths: | 3                 |
| Garage:   | Double Garage Attached  |        |                   |
| Lot Size: | 0.16 Acre   |        |                   |
| Lot Feat: | Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Street F |        |                   |

|             |   |            |    |
|-------------|---|------------|----|
| Heating:    | Central, Natural Gas  | Water:     | -  |
| Floors:     | Ceramic Tile, Vinyl Plank   | Sewer:     | -  |
| Roof:       | Asphalt Shingle   | Condo Fee: | -  |
| Basement:   | Finished, Full  | LLD:       | -  |
| Exterior:   | Aluminum Siding , Concrete  | Zoning:    | RG |
| Foundation: | Poured Concrete   | Utilities: | -  |
| Features:   | Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Walk-In Closet(s) |            |    |

Inclusions: N/A

Immaculate and fully developed five-bedroom, three-bath home nestled in a quiet cul-de-sac in the prestigious Crystal Lake Estates. This beautifully maintained property offers a thoughtfully designed main floor with an open-concept layout, showcasing a stunning kitchen with quartz countertops, upgraded appliances, and an abundance of natural light. The living room features upgraded flooring and a cozy gas fireplace, while a dedicated office, two guest bedrooms, and a full bathroom complete the main level. Upstairs, the spacious master retreat offers exceptional privacy, a walk-in closet, and a luxurious five-piece ensuite with dual sinks, a soaker tub, and a separate shower. The fully finished basement includes two additional bedrooms, a third bathroom, a generous family room, and a walk-out to the private backyard&mdash;perfect for entertaining. Additional highlights include air conditioning, a finished garage, and a prime location close to schools and scenic walking trails.