

**11218 88C Street
Grande Prairie, Alberta**

MLS # A2244162



\$449,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,406 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Pantry, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Fridge, stove

Great family home just steps from 2 schools in Crystal Heights! This home has just been refreshed with new paint, lighting, kitchen appliances. The main floor has a huge living area with gas fireplace and a nice size kitchen with corner pantry and island and dining nook with patio door to 2yr old deck and large, fenced back yard with additional concrete patio area. There are also two bedrooms and a full bathroom, as well as laundry hookups on the main floor. The primary bedroom is over the garage and has dbl closets and a full ensuite. The fully developed basement has another 2 bedrooms, full bathroom, a family/rec room, a kitchenette, laundry in the utility room, and an entry from the garage. The attached double garage is insulated and boarded with OSB. The hot water tank was replaced in 2020. No carpet!