

**12817 88A Street  
Grande Prairie, Alberta**

**MLS # A2272738**



**\$624,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Crystal Lake Estates  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,322 sq.ft.  | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.25 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wet Bar |                   |    |
| <b>Inclusions:</b> | Pool table, Wet bar, Solar System   |                   |    |

This stunning bungalow sits on a quiet corner of a cul-de-sac and offers an incredible mix of comfort, style, and thoughtful upgrades throughout. The welcoming sunken entry leads into a bright and open main floor featuring a spacious kitchen with an island, corner pantry, stainless appliances, and plenty of cupboard and counter space, flowing into a dining area with access to a raised deck (gas line included) overlooking the massive pie-shaped yard with beautiful views. The living room showcases floor-to-ceiling windows with custom blinds and a dual-sided gas fireplace shared with the primary suite, which also includes a walk-in closet and a relaxing 4-piece ensuite with a jetted tub. A main floor laundry room, additional bedroom, and full bathroom complete the level. The bright walkout basement is designed for entertaining with modern finishings, a full wet bar, pool table, speaker system, two large bedrooms, another well-finished bathroom, and a spotless utility room. The heated garage is a standout with ceiling storage, hot and cold taps, 220V power, laundry setup, and a dedicated indoor pet area with direct yard access. This home is loaded with upgrades including central A/C with humidifier, central vac, 2022 shingles, new fridge and microwave, a 2024 hot water tank, automatic irrigation with fertilizer pump, new apple and cherry trees plus grapevines, a new remote-controlled backyard waterfall feature, and most notably, a premium 24-panel solar system installed last month offering significant long-term savings. A rare find with incredible natural light and a huge lot, this bungalow truly checks every box.