

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

**MLS # A2272738**



**\$595,000**

<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 (22 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 valued at \$45,000, offering significant long-term savings. A rare find with incredible natural light and a huge lot, this bungalow truly checks every box.