

12822 88A Street  
Grande Prairie, Alberta

MLS # A2297456



**\$514,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Recessed Lighting, Skylight(s)		

**Inclusions:** N/A

Spring Listing in Crystal Lake Estates. Been missing out on multiples? Act today! Tucked into a quiet cul-de-sac on a pie-shaped lot, this fully developed 4-bedroom, 3-bathroom walkout home offers space, light, and a layout that works for everyday life. Motivated seller! The main floor is bright and open, with vaulted ceilings and large windows that carry natural light throughout. The kitchen is both functional and inviting, featuring maple cabinetry, updated appliances, ample storage, and a walk-in pantry—designed to keep up with a busy household or hosting nights in. The primary suite feels set apart, offering generous square footage, a well-appointed ensuite, and a walk-in closet with direct access. A second bedroom, full bath, and main floor laundry round out the upper level. Downstairs, the walkout basement opens into a spacious rec area centered around a cozy gas fireplace, with direct access to a covered patio—ideal for entertaining or giving everyone their own space. Two additional bedrooms (each with walk-in closets) and a full bathroom complete the lower level. Shingles redone in 2025! The 24' x 24' garage is fully insulated and heated, ready for Alberta winters. Set in one of Grande Prairie's most established neighborhoods, you're steps from walking trails, parks, schools, and Crystal Lake itself. Clean, functional, and in a location that continues to hold value—this is a home that makes sense now and later. 3D tour available.