

**10714 88B Street
Grande Prairie, Alberta**

MLS # A2304376



\$474,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,278 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage door opener and controls / Garage heater

Welcome to this freshly modernized bi-level home, ideally situated in a quiet loop in Crystal Heights, directly across from a beautiful greenspace. With easements beside and behind the property, you'll enjoy added privacy and open surroundings. Offering 1,278 sq ft, this spacious home features 5 bedrooms and 3 bathrooms, making it perfect for families of all sizes. The bright living room showcases laminate flooring and large windows that overlook the greenspace, creating a warm and inviting atmosphere. It flows seamlessly into the updated kitchen and dining area, complete with new quartz countertops, backsplash, new stainless steel appliances, and a convenient pantry. Enjoy direct access to the deck and fully fenced backyard. The main floor includes 3 bedrooms. The generous primary suite features a walk-in closet and a private ensuite. Downstairs, you'll find 2 additional well-sized bedrooms and a large family room with French doors, ideal for entertaining or relaxing movie nights. The lower level also offers a 4 piece bathroom, a spacious laundry room, and plenty of storage. The home has just been painted, adding a fresh touch throughout. Located just steps from I.V. Macklin and Holy Cross schools, this home is in a highly desirable area and will appeal to a wide range of buyers. Immediate possession is available. Take a look today!