

# \$459,900 - 13014 88a Street, Grande Prairie

MLS® #A2198130

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,494 sqft  
Residential on 0.14 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Discover the perfect family retreat in this beautifully air-conditioned modified bi-level home featuring 4 spacious bedrooms and 3 bathrooms. The cheerful ambiance created by the freshly repainted interior welcomes you as you step inside.

The main floor boasts an inviting open floor plan, seamlessly connecting the living room, dining area, and a generous kitchen. Enjoy cozy evenings by the gas fireplace, or entertain guests around the peninsula-style kitchen island, designed for gatherings and culinary adventures. Retreat to the main floor master bedroom, thoughtfully tucked away for privacy, complete with a walk-in closet and a 4-piece ensuite featuring a jetted tub for relaxation. Upstairs, you'll find two additional bedrooms, perfect for children or guests, along with a 4-piece bathroom for convenience. The fully developed basement offers even more space, featuring a large bedroom and an adjacent bathroom, with a walkout leading to the backyard covered patio. This home is equipped with numerous upgrades, including a new refrigerator, dishwasher, furnace, hot water tank, and dryer, ensuring modern comfort and efficiency. Ample storage solutions are available throughout, catering to all your organizational needs.

The property also features a heated 22x26 garage, a spacious driveway with RV parking, and a fully fenced yard complete with a dog run, lower patio, deck, and shed—perfect for outdoor activities and relaxation. Ideally



located with easy access to major routes, Maude Clifford School, walking trails, parks and shopping amenities, this home offers both convenience and tranquility. Don't miss your chance to make this exceptional property your own. Call today to schedule a showing!

Built in 2005

### Essential Information

MLS® #	A2198130
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,494
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	13014 88a Street
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1V8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In
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	Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Front Yard, Landscaped, No Neighbours Behind, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	12
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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