

# \$425,000 - 10925 88a Street, Grande Prairie

MLS® #A2191868

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,379 sqft

Residential on 0.13 Acres

Crystal Heights., Grande Prairie, Alberta

Welcome to this stunning 4-bedroom, 3-bathroom modified bi-level offering a perfect blend of comfort and versatility! Nestled on a lot with no rear neighbors, this home ensures privacy while enjoying the beautiful surroundings from the covered step-down deck, fully enclosed with all-round mesh for year-round relaxation.

Inside, the ginormous master bedroom features a luxurious soaker tub ensuite, providing a private retreat. The bright and airy main level leads to a massive basement family room, with the option to convert the space into a future suite, thanks to a garage door entrance leading directly into the basement.

This home is equipped with central air conditioning, a heated double-car garage, central vacuum and a new motherboard for the furnace. Additional upgrades include brand-new roof shingles installed in 2024 before winter and front and rear lawn irrigation for easy yard maintenance.

A rare find offering space, privacy, and investment potentialâ€™donâ€™t miss this opportunity to make it yours! Book your showing TODAY!

Built in 2001

## Essential Information

MLS® # A2191868

Price \$425,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,379
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	10925 88a Street
Subdivision	Crystal Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1N8

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other
Lot Description	Cul-De-Sac

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 2nd, 2025
Days on Market	92
Zoning	RR

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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