

**11109 88C Street  
Grande Prairie, Alberta**

**MLS # A2205189**



**\$469,000**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Gym workout equipment

This beautifully designed home offers 5 generously sized bedrooms, providing ample space for a growing family or guests. The 3 full bathrooms are equipped with luxurious heated floors, ensuring ultimate comfort throughout the year. One of the standout features of this property is the brand-new solar panel system, which helps lower energy costs. Located in a family-friendly neighborhood, this home is ideally situated near two top-rated schools, making it a perfect choice for families with children. The double car garage offers plenty of space for vehicles and additional storage, while the expansive basement is a true highlight. With large, bright windows, the basement is flooded with natural light, creating a warm and inviting atmosphere that can be used for a variety of purposes, whether as a recreation room, home office, or additional living space. This home combines modern amenities with practical features, making it an ideal place to live and grow.