



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
pelchatsold@gmail.com

**10925 88A Street**  
**Grande Prairie, Alberta**

**MLS # A2191868**



**\$425,000**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry		

**Inclusions:** 2nd Refrigerator in the basement included

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 potential—don't miss this opportunity to make it yours! Book your showing TODAY!