

# \$449,900 - 11218 88c Street, Grande Prairie

MLS® #A2244162

## \$449,900

5 Bedroom, 3.00 Bathroom, 1,406 sqft  
Residential on 0.14 Acres

Crystal Heights., Grande Prairie, Alberta

Great family home just steps from 2 schools in Crystal Heights! This home has just been refreshed with new paint, lighting, kitchen appliances. The main floor has a huge living area with gas fireplace and a nice size kitchen with corner pantry and island and dining nook with patio door to 2yr old deck and large, fenced back yard with additional concrete patio area. There are also two bedrooms and a full bathroom, as well as laundry hookups on the main floor. The primary bedroom is over the garage and has dbl closets and a full ensuite. The fully developed basement has another 2 bedrooms, full bathroom, a family/rec room, a kitchenette, laundry in the utility room, and an entry from the garage. The attached double garage is insulated and boarded with OSB. The hot water tank was replaced in 2020. No carpet!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244162  |
| Price          | \$449,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,406     |
| Acres          | 0.14      |
| Year Built     | 2004      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | Modified Bi-Level |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11218 88c Street |
| Subdivision | Crystal Heights. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8X 1S2          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Vaulted Ceiling(s)                    |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Gas                                                           |
| Has Basement      | Yes                                                           |
| Basement          | Exterior Entry, Finished, Full                                |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding                |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 7               |

Zoning

RG

Listing Details

Listing Office

RE/MAX Grande Prairie

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