

# \$399,900 - 10701 88a Street, Grande Prairie

MLS® #A2235327

**\$399,900**

5 Bedroom, 3.00 Bathroom, 1,388 sqft  
Residential on 0.13 Acres

Crystal Heights., Grande Prairie, Alberta

Spacious Modified Bi-Level | 5 Bedrooms |  
Park Views in Front | No Rear Neighbor's |  
Two-Tier Deck with Gazebo | Keyhole  
Location

Step into this welcoming modified bi-level home, tucked away in a quiet keyhole cul-de-sac in the heart of Crystal Heights. From the front, enjoy beautiful park and playground views, and out back, you'll love the privacy of no rear neighbor's, backing onto an expansive green space with walking trails.

Inside, you're greeted by a generous front foyer that sets the tone for this smart and functional layout. Head upstairs to a bright living room filled with natural light and a view of the park. Just beyond is a well-appointed kitchen with ample cabinetry and a corner pantry, flowing seamlessly into the dining area, which leads out to the backyard.

The two-tier deck is perfect for outdoor enjoyment—ideal for BBQs on the upper level and lounging in the gazebo-covered lower tier. The fenced, pie-shaped yard backs onto green space, offering both privacy and room to roam.

One of this home's standout features is the family-first bedroom layout. Two bedrooms are located above the garage, side-by-side and directly across from each other—ideal for young children. They're just steps away



from the primary bedroom, which is thoughtfully placed a half-level below for privacy while still being close. The primary suite includes dual double closets and a 3-piece ensuite with a walk-in shower—a perfect parent retreat.

The fully developed basement adds even more space with a large rec room, two additional bedrooms (one with a stylish barn-style sliding door), a full bathroom, and a laundry room with cabinetry, sink, and access to the garage.

The attached garage is insulated and features two access doors: one leading outside and another into the home at the lower level. This layout is ideal for early risers or shift workers, allowing for quieter entries and exits without disturbing the household.

Recent upgrades include:  
Shingles replaced approx. 3 years ago  
Hot water tank less than 2 years old

While the home is move-in ready, it offers the opportunity to add personal touches and build equity over time.

This is a must-see in Crystal Heights—book your private showing today and picture your family living here with space, smart design, and room to grow!

Built in 1999

**Essential Information**

MLS® #	A2235327
Price	\$399,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,388
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	10701 88a Street
Subdivision	Crystal Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1L6

### **Amenities**

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

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Irregular Lot, Landscaped, No Neighbours Behind, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Zoning	RR

**Listing Details**

Listing Office	Real Broker
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