

\$514,900 - 12813 88a Street, Grande Prairie

MLS® #A2267851

\$514,900

4 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.17 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Gorgeous walkout home nestled in a quiet family-friendly cul-de-sac on quiet street. This beautifully designed 4-bedroom, 3-bath modified bi-level combines comfort, functionality, and character throughout its fully developed layout. Sitting on a large corner fenced lot, this property offers both privacy and space to entertain, play, or simply relax.

Step inside the inviting front entry with high ceilings and tile flooring that flows seamlessly through the main living areas. The open-concept kitchen is a true highlight—featuring custom wood cabinetry, granite countertops, tile backsplash, a convenient corner pantry, and a bright skylight that floods the space with natural light. The adjacent dining area offers direct access to the expansive upper deck—perfect for morning coffee, barbecues, or evening sunsets. Below, the lower patio is prepped for a hot tub, offering even more outdoor enjoyment options.

The living room provides a warm, welcoming atmosphere with a large picture window and beautiful sightlines over the main level. The primary bedroom is your private retreat—complete with a walk-in closet and a spa-inspired ensuite featuring a luxurious soaker tub, separate shower, and granite vanity. Two generous bedrooms are located on the upper bonus level, ideal for children, guests, or a home office.



The walkout basement is bright and fully finished, offering a spacious family room with a cozy gas fireplace, games area, fourth bedroom, and a modern full bathroom. This level also provides direct access to the backyard and lower patio, making it an excellent space for entertaining or hosting friends and family.

Added features include main floor laundry, central vacuum, a heated 24x26 garage with plenty of room for vehicles and storage, and extra parking on the concrete driveway.

This home has been exceptionally well maintained and showcases quality craftsmanship throughout. Located close to schools, parks, walking trails, and all amenities, it offers the perfect blend of quiet cul-de-sac living and convenient access to town.

An impressive home that truly stands out—move-in ready, beautifully finished, and ready for your family to enjoy!

Built in 2004

Essential Information

MLS® #	A2267851
Price	\$514,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,506
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	12813 88a Street
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1T6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Jetted Tub, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Cul-De-Sac, Lawn, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	2
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.