



**GRASSROOTS**  
REALTY GROUP

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**11814 91B Street**  
**Grande Prairie, Alberta**

**MLS # A2222850**



**\$525,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,741 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this exceptionally well-maintained bungalow in the highly sought-after community of Crystal Lake Estates. Situated on a quiet crescent with excellent access to parks, walking trails, and greenspace, this home offers over 1,700 square feet of bright, open-concept living. A skylight and large windows fill the space with natural light, highlighting the spacious living room and huge dining area—perfect for gatherings and everyday comfort. The main floor features three large bedrooms, including a massive primary suite, along with convenient main-floor laundry. The fully finished basement offers even more versatile space for relaxing or entertaining. Step outside to a beautifully landscaped, private backyard ideal for enjoying warm evenings, and take advantage of the heated garage for those cold Alberta winters. This is a cozy, move-in ready home in one of Grande Prairie's most desirable neighbourhoods—don't miss your chance to make it yours.