



GRASSROOTS
REALTY GROUP

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11306 92A Street
Grande Prairie, Alberta

MLS # A2241834



\$475,000

| | | | |
|-----------|------------------------|--------|-------------------|
| Division: | Summit | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,373 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|---|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s) | | |

Inclusions: All light fixtures, all window coverings, GDO + control(s), A/C, built-in surround system, trash compactor, garburator, garden shed.

Welcome to this immaculately maintained bi-level home, situated in a quiet cul-de-sac on one of the biggest lots in Summit! This home also backs onto a grassy easement giving you a sense of peace & tranquility. Thoughtfully designed and beautifully finished, this home offers comfort, function, and style. The main level features three spacious bedrooms, including a generous primary suite complete with a walk-in closet and a luxurious ensuite. A bright and open living room provides a welcoming space for gatherings, while the custom-built kitchen showcases a beautiful color palette, quartz countertops, a large island, and ample storage. The formal dining area is filled with natural light from large windows, has custom built-in cabinets, and offers direct access to an oversized deck, ideal for entertaining or relaxing outdoors. The fully developed basement expands your living space with a large rec room, two additional bedrooms, a cold storage room, and a well-equipped laundry/utility area. The highlight is a spa-inspired bathroom retreat featuring heated floors, a massive soaking tub, and a separate stand-up shower. Step outside to your own private oasis complete with mature trees for shade and privacy, open grassy space perfect for kids or the beloved family dog, and a garden shed for additional storage. Additional upgrades include central air conditioning, a newer roof (2023), built-in surround sound, and custom cabinetry. This home is a COMPLETE package & is packed with value! It is sure to be a crowd favorite! Call up for agent & book your showing NOW before you miss out on the stunning home.