



GRASSROOTS
REALTY GROUP

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11319 90 Street
Grande Prairie, Alberta

MLS # A2250759



\$439,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,370 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR
Utilities:	-

Inclusions: Shed

Fully developed updated 4 Bed + 3 Bath modified bi level home situated on an larger lot with RV PARKING AND HEATED GARAGE! Situated in reputable Crystal Heights subdivision with in walking distance to two schools , church , Crystal Lake walking/biking trails, public bus stops and several amenities. Tiled entry way welcomes you into your new home, and heading up a few stairs you will find the main level. Main level consists of updated kitchen , dining and living room. Kitchen has adequate amount of counter + cabinet space, and vaulted ceilings stretching into your spacious living room. Two bedrooms , full bathroom and popular main floor laundry complete the main level. Master bedroom is its own oasis above the garage with its own full en-suite. Basement is fully developed into a massive second living room, fourth bedroom, full bathroom, and a SECOND LAUNDRY ROOM + utility/ storage. Attached heated double car garage there is access from the basement. Back yard is complimented by a two tier deck, separate fence for dog run, shed for storage and easement behind for extra privacy. Roof just done last year! Book your viewing today!