



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11828 89B Street
Grande Prairie, Alberta

MLS # A2256701



\$574,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,205 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Fantastic location in a quiet keyhole in Crystal Lake, just steps from schools, parks, and more! This home sits on a large landscaped lot with apple trees and a beautiful backyard oasis featuring a deck with built-in bench, pergola, and no rear neighbors as it backs onto green space. Inside, you're welcomed by a cozy sitting room off the entry. The kitchen is a showstopper with stainless steel appliances (including a brand-new fridge), a full tiled backsplash behind the stove, floor-to-ceiling cabinetry, and an L-shaped island with eating bar—open to the living room complete with gas fireplace. The main floor also offers an office, 3-piece bathroom, laundry, and a convenient entry off the garage. Upstairs, the spacious primary suite is filled with natural light and features a walk-in closet, dual vanity, jetted soaker tub with tile surround, and separate shower. Three more bedrooms and a full bathroom with tiled shower complete the upper level. The basement is partially finished with a family room and plenty of space to develop additional bedrooms, a rec room, or playroom. An attached double garage means no more brushing snow! Notable updates include: new hot water tank (2020), new A/C (2019), modern light fixtures, and more.