



GRASSROOTS
REALTY GROUP

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

11319 90 Street
Grande Prairie, Alberta

MLS # A2274542



\$409,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,369 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Pantry, Vaulted Ceiling(s)		

Inclusions: Washerx2, Dryerx2, Shed, Garage Heater

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. Spacious 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 in July! Book your viewing today!