



**11829 89B Street**  
**Grande Prairie, Alberta**

**MLS # A2303779**



**\$515,000**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Garage Heater, Garage Door Opener, Central A/C Unit

this 5 Bed 3 Bath fully developed home with heated garage, central air, true RV parking, with no REAR NEIGHBORS, will be sure to please. Situated on a desired cul de sac in the desired subdivision of Crystal Lake Estates. Grand tiled entry way with tall ceiling, entry way chandelier, and custom built in bench/storage. Heading up a few stairs to the main floor that has updated vinyl plank flooring throughout, vaulted ceilings with built in speaker system. Open concept beaming between the kitchen, dining, and living room. Kitchen hosts new quartz counter tops, back splash being installed, corner pantry, gas stove, and ample counter + cabinet space. Dining is spacious allowing a table of any shape or size. Living room has adequate amount of windows allowing natural light all day long and complimented by natural gas fireplace. Remainder of main floor is completed with full bathroom, and two bedrooms. Above the garage master bedroom oasis has jetted tub, shower, and walk in closet. Basement is fully developed with large stairs leading down to your second living room, two bedrooms, full bathroom, laundry/ utility room with a second door access to your attached garage. Fully finished & heated double car garage is excellent size and great for storage or parking during or long winter months and also has 220 power. Home has must have Central A/C with summer just around the corner its a game changer. RV Parking stretches along the side of your home starting with concrete turning into gravel with no lack of space. Back yard is generous size, fully fenced backing onto green space. Book your viewing today as this home has not only the sheer space, but location.(CONFIRMING SQUARE FOOTAGE OF HOME, AND GARAGE SIZE BY APRIL.23/2024)