



GRASSROOTS

REALTY GROUP

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11402 89B Street
Grande Prairie, Alberta

MLS # GP207763



\$382,500

Division:	Crystal Heights		
Type:	House		
Style:	Modified Bi-Level		
Size:	1,324 sq.ft.	Age:	2005 (14 yrs old)
Beds:	3 up / 2 down	Baths:	3
Possession:	Immediate		
Garage:	Attached		
Driveway:	Concrete, Double		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic/Marble, Laminate, Tile

Sewer: Municipal

Roof: Asphalt Shingle

Taxes: \$ 4,577

Basement: Full

Condo Fee: -

Exterior: Brick, Vinyl

Lot Fee: -

Land: Landscaped

Maintenance Fee: -

Features: Ceiling-Above 8 ft, Ceiling-Vaulted, Central Vacuum, Deck, Ensuite, Fireplace - Gas, French Door, Non-Smoking Home, Sump

Inclusions: Custom Shelving in Garage, Workbench in Garage, 1 Deep-Freezer (Optional)

CLEAN & KEPT FULLY-DEVELOPED MODIFIED BI-LEVEL IN QUIET CUL-DE-SAC! Built by Unique Home Concepts, this floor-plan is perfect for a growing family or even roommates. The master bedroom is privately located above the garage & features a walk-in closet & full en-suite with his & her sinks! 4 additional good-sized bedrooms through-out & 2 additional FULL bathrooms. You'll find tiled floors & a vaulted grand-entrance with access to the XL insulated garage. The kitchen features SS appliances, a corner pantry & plenty counter space with an island & eating bar. French doors off the dining area lead to the deck & pie-shaped yard (NO REAR NEIGHBOURS). Lower-level was professionally developed & features 9' ceilings in MASSIVE secondary common area. Oversized laundry-room & ample storage space under stairs! Warm welcoming colours through-out & loads of natural light. CRYSTAL HEIGHTS: Family-friendly neighbourhood. Close to K-8 schools IV Macklin & Holy Cross, parks & walking-trails.