



**GRASSROOTS**  
REALTY GROUP

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12922 89a Street  
Grande Prairie, Alberta

MLS # A2137344



**\$457,900**

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,498 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** window coverings

Gorgeous Modified Bi Level located in a quiet cul-de-sac, corner lot location, in Crystal Lake Estates with RV Parking! This Immaculate 1500 sf home offers an abundance of features. The main floor features an open concept with vaulted ceilings and a modern kitchen offering an abundance of counter and cupboard space, large corner pantry, stainless steel appliances (all within 2 years old) and a large entertaining island. The living room has a cozy gas fireplace to enjoy. This main floor also has 2 bedrooms plus a beautiful office/den, and a full bath. THE MASTER!! spacious & tucked away for complete privacy offering a sitting nook, large walk in closet and stunning 5 pcs master en-suite with double jetted tub. The freshly developed&nbsp;basement has 2 additional bedrooms, a three-piece bathroom, laundry room with storage and a fantastic&nbsp;theatre room that will provide hours of entertainment for your family! The home has many additional features&nbsp;including Air conditioning, garage heater, new HWT 2 years ago, an irrigation system in the yard to keep that lawn looking green all summer, RV parking options, natural gas for your BBQ on the deck and fully fenced and landscaped yard, plus tons of under deck storage&hellip;this home is ready for your family to move in and enjoy!