



13010 91A Street
Grande Prairie, Alberta

MLS # A2141564



\$389,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,456 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, See Remarks
Features:	Open Floorplan, See Remarks, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, island, washer, dryer, all window coverings, deck awning, garage door opener and one remote.

Welcome to this very nice modified bi-level home with an open plan and vaulted ceilings, located in a desirable neighborhood. Features a total of 5 bedrooms and 3 full bathrooms, this residence offers ample space and comfort for your family. The main floor features a spacious living area with vaulted ceilings, seamlessly transitioning into the dining area and kitchen, creating an ideal space for entertaining. The kitchen is equipped with modern appliances and plenty of cabinet and counter space. Downstairs, the fully developed basement awaits with a large family room, 2 additional bedrooms, and another full bathroom, providing extra living and storage space for your needs. This home has seen many upgrades over the years, including a newer hot water tank and dishwasher, as well as a new washer, dryer, and some recently updated carpet and flooring, ensuring a move-in ready experience. Double garage is heated, the yard is fenced and landscaped with a deck on the rear of home with an awning, and at grade concrete patio. Located close to school, and amenities, this home offers both comfort and convenience. Don't miss out on the opportunity to make this your new home sweet home! Schedule your showing today.