



GRASSROOTS
REALTY GROUP

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12717 90 Street
Grande Prairie, Alberta

MLS # A2141599



\$429,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,144 sq.ft.	Age:	2002 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, See		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove, washer, dryer, dishwasher

NEWLY RENOVATED, FULLY DEVELOPED WITH WALK OUT BASEMENT TO A HUGE BACKYARD! This pristine 5 bedroom, 3 bathroom home boasts efficient u-shaped kitchen with island & huge pantry! Vaulted ceilings makes this home feel more spacious than it already is! Main floor laundry is an amazing convenience! To top it off, the master bedroom has a 3 pc ensuite & walk-in closet! The fully finished basement has 2 more huge bedrooms, a 3 pc bathroom with custom built shower including rain shower head! There is ample space in the family room that walks out to the new ground level deck & massive pie shaped lot with fire pit surrounded by pebbled gravel & potting boxes! The oversized double, heated garage has a man door leading to back yard & a brand new overhead door! New shingles in fall 2023! All of this PLUS located in a quiet keyhole crescent near a ton of walking trails, parks, schools & shopping! Call today for your private tour!