



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5906 90 Street
Grande Prairie, Alberta

MLS # A2160518



\$689,000

Division:	Grande Prairie		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,055 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Other, Stone, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: \$8, 000 appliance allowance

One of a kind, custom-designed 2 storey, in the up & coming subdivision of 'Southwynd Estates'. Crafted Builders, formerly known as Dixon Contracting, has earned a reputation in the Grande Prairie community for delivering high quality craftsmanship and operating with outstanding integrity. This home is located in the south end of the City of Grande Prairie, just east of the 'Grande Prairie Golf & Country Club'. Excellent location for Weyerhaeuser or County Industrial Park employees. Evergreen Park, Eastlink Centre, multiple schools, restaurants & walking trails are all just a few minutes away. Energy efficiency, style plus modern and dynamic finishing, makes this home impossible to resist. Grand entrance, open to ceiling of the floor above, is a striking beginning in this awesome property. Sun-filled and fabulous open layout of kitchen, dining room & great room with gas fireplace are on the main floor. Kitchen has quartz countertops, island, recessed refrigerator space and very handy walk thru pantry to mudroom off of the garage. Powder room & closet complete this level. Impressive floating staircase leads to the upper level with bonus area and conveniently located laundry room with sink. Who doesn't love storage space? ALL of the 3 upstairs bedrooms have walk-in closets. The huge primary bedroom has a spa oasis of an ensuite with double sinks, soaker tub, huge separate shower & water closet. Optional basement layout can add another 2 bedrooms, family room, full bathroom & storage room creating even more living space for you and your loved ones. 26' x 28' attached garage will keep the vehicles protected from the winter frost. Landscaping will be brought to grade. \$8,000 appliance allowance for buyers. GST rebate to sellers/builder. Contact a REALTOR® today for more

information or to view. Don't miss taking the 3D Tour of the finished home! Seller is a licensed REALTOR® in the Province of Alberta.