



**11814 89B Street**  
**Grande Prairie, Alberta**

**MLS # A2194799**



**\$409,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Workshop		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas, Other	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Breakfast Bar, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Custom built bungalow with double attached garage located in Crystal Lake Estates in a cul de sac with easements on 2 sides (side & back). This well looked after home is just over 1248 sq.ft. on the main floor with a fully developed basement. There are 2 bedrooms & 2 Bathrooms on the main floor and a spacious main floor laundry room (could also be an office). The living room features a corner gas fireplace, vaulted ceilings with a skylight & bayed front window. The kitchen has a lot of cabinets & a corner pantry. Enjoy sitting down at the eating bar in the kitchen. There are white appliances in the kitchen. The dining area easily accommodates an 8 person table & there is a built in custom china cabinet. Access the 3 seasons room that was professionally built just off the dining area -the homeowners find it perfect to enjoy spring, summer & fall without wind, bugs, or noise. The basement has a very large family room with a gas stove, 2 bedrooms, a 4 pc. bathroom & 2 wonderful good sized storage areas with shelving. The garage is finished with a workbench & a heat vent into it from the furnace room. There is CENTRAL AIR to enjoy a good night's sleep in those very hot summer days. This property has been meticulously kept by the original owners that are now downsizing. Immediate possession available!