12909 91 Street
Grande Prairie, Alberta

MLS # A2195680

$424,900

Division:	Crystal Lake Estates
Type:	Residential/House
Style:	Bi-Level

Size:	1,296 sq.ft.	**Age:**	2006 (19 yrs old)
Beds:	4	**Baths:**	3

Garage:	Double Garage Attached, Driveway
Lot Size:	0.12 Acre
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank		**Sewer:**	-
Roof:	Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame		**Zoning:**	RG
Foundation:	Poured Concrete		**Utilities:**	-

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Discover your dream home in this immaculate, well-maintained property that truly has it all! Featuring 4 spacious beds and 3 full baths, this home offers both comfort and style, complemented by the added benefit of no rear neighbours. Enjoy the elegance of brand new flooring throughout, which elevates the overall aesthetic. Large west-facing windows flood the home with natural light, creating a warm and inviting atmosphere.The kitchen is a chef's delight, featuring updated appliances, a convenient peninsula eating bar, and a cozy dining area. The master bedroom is your own retreat showcasing a walk-in closet and an ensuite bathroom with a 4-foot shower. The fully developed basement includes a permitted kitchenette, easily convert it into a wet bar to suit your entertaining needs. Basement consists of a large rec room, 4th bedroom & bathroom with real wood interior doors. Step outside to your rear deck, where you can relax and take in the serene views of the adjacent park, complete with tree coverage for added seclusion. Recent upgrades include a brand new furnace and hot water tank, central air, new garage door lift, and fresh paint, ensuring peace of mind for years to come. Don’t miss out on this exceptional opportunity—contact your realtor today, as this property won’t last long!