



GRASSROOTS
REALTY GROUP

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10728 90 Street
Grande Prairie, Alberta

MLS # A2210017



\$384,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,362 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Irregular Lot,		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, See Remarks, Walk-In Closet(s)		

Inclusions: 2 wood sheds

Spacious 4-Level Split with RV Parking & No Rear Spacious 4-Level Split with RV Parking & No Rear Neighbors! Welcome to this well-cared-for and versatile 1,324 sq. ft. 4-level split&mdashperfectly designed to offer comfort, functionality, and room to grow. Nestled just a short walk from two nearby schools, it’s an ideal location for families seeking both space and convenience. Step inside to find a bright, open main level featuring a generous kitchen with an island&mdashideal for meal prep, casual dining, or hosting friends and family. The third level showcases a warm and welcoming family room anchored by a cozy wood stove&mdashperfect for chilly evenings. This level also includes the laundry area and direct access to the heated double attached garage for added convenience. Upstairs, the primary bedroom serves as a peaceful retreat with a walk-in closet and private 3-piece ensuite. Two more well-sized bedrooms and a full bath complete the upper floor. The undeveloped fourth level provides a blank canvas for your future vision&mdashthink home gym, media room, extra storage, or whatever suits your lifestyle. Additional perks include RV parking, no rear neighbours, newer shingles (2021), and a hot water tank replaced in 2021&mdashthis home is ready for its next chapter! ! Welcome to this well-cared-for and versatile 1,324 sq.ft. 4-level split&mdashperfectly designed to offer comfort, functionality, and room to grow. Nestled just a short walk from two nearby schools, it’s an ideal location for families seeking both space and convenience. Step inside to find a bright, open main level featuring a generous kitchen with an island&mdashideal for meal prep, casual dining, or hosting friends and family. The third level showcases a warm and welcoming family room anchored by a cozy wood stove&mdashperfect for chilly evenings. This level also

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