



**GRASSROOTS**  
REALTY GROUP

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

**11717 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2213175**



**\$459,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,596 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** na

Step into this stunning 4-level split that perfectly blends style, function, and versatility! Featuring 3 spacious bedrooms and a bright, open-concept living area, this home offers room for the whole family. The main level has an awesome open living room which leads to a Kitchen featuring updated appliances! Upstairs you will find 3 Bedrooms including a master bedroom with a 3 piece ensuite. The third level has a secondary living/family room with a gas fireplace and walkout patio. The 4th level flex space is ready for whatever you need—home gym, media room, extra bedroom, or hobby zone. An impressive double attached garage provides loads of room for parking and storage, while the detached shop, with 220 service and heated, out back is a dream come true for hobbyists, mechanics, or anyone needing extra workspace. A rare combo of comfort, space, and potential! This home is in desirable Crystal Lake Estates and won't last long, check it out today!