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11319 90 Street Grande Prairie, Alberta

MLS # A2250759



\$429,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,369 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Tile, Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Mixed RR Foundation: **Poured Concrete Utilities:**

Features: Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Storage

Inclusions: Shed

Fully developed updated 4 Bed + 3 Bath modified bi level home situated on an larger lot with RV PARKING AND HEATED GARAGE! Situated in reputable Crystal Heights subdivision with in walking distance to two schools, church, Crystal Lake walking/biking trails, public bus stops and several amenities. Spacious entry way welcomes you into your new home, and heading up a few stairs you will find the main level. Main level consists of updated kitchen, dining and living room. Kitchen has adequate amount of counter + cabinet space, and vaulted ceilings stretching into your spacious living room. Two bedrooms, full bathroom and popular main floor laundry complete the main level. Master bedroom is its own oasis above the garage with its own full en-suite. Basement is fully developed into a massive second living room, fourth bedroom, full bathroom, and a SECOND LAUNDRY ROOM + utility/ storage. Attached heated double car garage there is access from the basement. Back yard is complimented by a two tier deck, separate fence for dog run, shed for storage and easement behind for extra privacy. Roof just done in July! Book your viewing today!