

**11324 91 Street**  
**Grande Prairie, Alberta**

**MLS # A2306676**



**\$429,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Irregular Lot, Landscaped, Open Lot, Pie Sh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Great family home in Crystal Heights with mother in law suite! Large bilevel plan features spacious front living room, u-shaped kitchen with eating bar and lots of counter space and dining area with garden door to rear deck and spacious back yard with no rear neighbours. 3 bedrooms, 2 bathrooms on the main floor including a nice primary bedroom with 3pc ensuite. Separate entry from garage to basement allows for extra private mother in law suite which includes living, dining, kitchen area with soft close cabinetry, stainless fridge, stove and dishwasher, 3pc bath and 3 additional bedrooms. Large windows and high ceilings in the basement provide lots of natural light. Double attached heated garage has laundry for access from both main and downstairs. Located in a quiet crescent near two K-8 schools. Fresh paint up and down and new vinyl plank in 2 bedrooms. Quick possession available!