

11418 89B Street
Grande Prairie, Alberta

MLS # A2311106



\$479,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,453 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neighbours Bel		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters		

Inclusions: Blinds, TV mount, stand up freezer in garage, mini fridge and microwave in downstairs flex room

This exceptional family home is perfectly situated on a quiet street in Crystal Heights with no rear neighbors. Offering plenty of room to grow, this fully developed bungalow features a bright main floor with a front dining area and a functional kitchen boasting an abundance of white cabinetry, stylish backsplash, a center island, and stainless steel appliances. The inviting living room is anchored by a cozy gas fireplace and offers direct access to the backyard. Completing the main level are three generous bedrooms, including a primary suite with a walk-in closet and full ensuite. The lower level serves as the perfect retreat, offering two bedrooms, two versatile flex rooms (one of which could easily serve as a 6th bedroom), and a large rec room with a second gas fireplace. This level also includes a three-piece bathroom and a laundry room, with the added flexibility of moving the laundry back to the main floor if desired. Outside, you can enjoy the afternoon sun on your west-facing deck and watch the kids walk the path that leads straight to Holy Cross and I.V. Macklin schools. The double car garage features high ceilings with a large mezzanine for additional storage. This home has been meticulously maintained with several recent upgrades, including fresh paint throughout, updated light fixtures, all new appliances within the last few years. Major peace-of-mind features include a new roof installed in the fall of 2024 and a newer hot water tank.