

11102 90 Street
Grande Prairie, Alberta

MLS # A2344227



\$419,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,250 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Garage Door Opener, Shed, Extra Fridge

Fully developed 5 Bed 3 Bath house situated on a corner lot, with brand new deck & furnace that is only a few years old! Walking distance to two schools, walking/biking/running trails, park/playground and public bus stops. Situated in the sought after subdivision of Crystal Heights. Spacious entry way welcomes you, with must have boot room off garage entrance as well. Heading up a few stairs to the main level that has a good sized living room with large window allow natural light in, that flows into your spacious dining, and kitchen that has adequate cabinet + counter space and over the window sink allowing you to peer into your beautiful back yard. To complete the main floor is the master bedroom with walk in closet and full en-suite, two more bedrooms, and full bathroom. Lets make our way to your fully finished basement that has two massive bedrooms, full bathroom, big second living room, laundry room, and storage + utility room. Furnace just replaced in December. Back yard is fully fenced and complimented by a shed great for storage and brand new deck. Corner lot allows you for access to your backyard with ease. Attached double car garage is fully insulated with a garage heater. Book your viewing today