

10613 91A Street
Grande Prairie, Alberta

MLS # A2347285



\$369,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,219 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Track Lighting		

Inclusions: N/A

Lots of room to relax, entertain, or play, both inside the home and on your large lot - and walking distance to public & catholic schools! With over 1,200 sq. ft. above grade, this home is fully developed and offers 4 bedrooms, 3 bathrooms, and plenty of functional living space on both levels. The main floor features a large open living and dining area with a bay window at the front, a spacious kitchen with direct access to the backyard deck, and 3 bedrooms including the primary bedroom with its own ensuite. Downstairs is a large family/recreation area, a 4th bedroom, a full bathroom, and a spacious utility/laundry room with plenty of room for storage. There is also potential for a 5th bedroom. Step outside from the kitchen to a new 8' x 14' treated deck that is well-suited for BBQs, entertaining, or simply enjoying the outdoors. The large fully fenced 5,490 sq. ft. lot provides plenty of room for kids and pets. In addition, the yard backs onto an easement, adding even more green and providing separation from rear neighbours, and the property is just five doors from a park. There is also a paved driveway for two vehicles. Recent updates include flooring in the entry, kitchen, and stairway, a newer dryer (approximately March 2026), paint, a refrigerator less than one year old, and shingles replaced approximately 5 to 8 years ago. Contact your favourite REALTOR® to arrange your showing today.