



GRASSROOTS
REALTY GROUP

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11814 91B Street
Grande Prairie, Alberta

MLS # A2222850



\$525,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,741 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this exceptionally well-maintained bungalow in the highly sought-after community of Crystal Lake Estates. Situated on a quiet crescent with excellent access to parks, walking trails, and greenspace, this home offers over 1,700 square feet of bright, open-concept living. A skylight and large windows fill the space with natural light, highlighting the spacious living room and huge dining area—perfect for gatherings and everyday comfort. The main floor features three large bedrooms, including a massive primary suite, along with convenient main-floor laundry. The fully finished basement offers even more versatile space for relaxing or entertaining. Step outside to a beautifully landscaped, private backyard ideal for enjoying warm evenings, and take advantage of the heated garage for those cold Alberta winters. This is a cozy, move-in ready home in one of Grande Prairie’s most desirable neighbourhoods—don’t miss your chance to make it yours.