



**GRASSROOTS**  
REALTY GROUP

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**11401 92B Street**  
**Grande Prairie, Alberta**

**MLS # A2286848**



**\$424,900**

<b>Division:</b>	Summit		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,089 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>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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:** Refrigerator, Stove, Dishwasher, Washer, Dryer

Welcome to this beautifully maintained fully developed bi-level home in the neighbourhood of Summit! Situated on a spacious corner lot and within walking distance to Crystal Park School, this impressive property offers 5 bedrooms, 3 bathrooms and a double heated garage, perfect for growing families or those needing extra space. The bright and inviting main floor showcases updated flooring and fresh paint (2019) and features a functional kitchen complete with bright white cabinetry and stainless steel appliances, plenty of cupboard space, a dedicated dining area, with convenient access to the backyard, ideal for everyday living and entertaining. Your primary bedroom hosts a 3pc ensuite while the additional two bedrooms share a full bathroom. The fully developed basement offers even more living space, highlighted by new flooring and paint (2021) and a cozy gas fireplace that creates the perfect setting for relaxing evenings. Your basement also offers two more bedrooms, a 3pc bathroom and a laundry room with tons of storage space. Additional updates include a new hot water tank (2022) and new shingles (2023), providing peace of mind for years to come. Step outside to enjoy the landscaped and fully fenced backyard, offering privacy and room for kids or pets to play. With its prime location, thoughtful updates, and generous layout, this move-in ready home checks all the boxes! Book your showing today!