



**GRASSROOTS**

REALTY GROUP

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**11320 92B Street  
Grande Prairie, Alberta**

**MLS # A2293612**



**\$424,900**

<b>Division:</b>	Summit		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,099 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<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>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Located in the quiet and family friendly subdivision of Summit- this fully developed and impeccably cared for bi-level is move in ready and awaiting its new owners! Upstairs, the bright open concept main living area allows the kitchen, dining, and living area to flow seamlessly together. Large windows fill the living room with natural light, creating a warm and welcoming space to relax or entertain. The kitchen features modern dark cabinetry, stainless steel appliances, and a layout designed for both style and everyday functionality. Patio doors from the dining area provide easy access to the deck and backyard, perfect for summer barbecues or enjoying a peaceful morning coffee.

Down the hall, the primary bedroom offers a private retreat, complete with a stunning feature wall and a three piece ensuite. Two additional bedrooms and a four piece main bathroom complete the main level. The fully developed basement expands your living space with a cozy family room featuring generously sized windows and a gas fireplace. Newly installed vinyl plank flooring adds a fresh, modern touch. You’ll also find a large fourth bedroom, a three piece bathroom, and a flexible area currently used as a gym and laundry space, with potential to easily convert into an additional bedroom if desired or to utilize as storage! Step outside to the fully fenced yard where a two-tiered deck provides a wonderful space for entertaining or relaxing. The backyard overlooks the open field and playground of Crystal Park School, offering a peaceful view and an added sense of space and privacy. This home has been freshly painted and includes air conditioning for added comfort during the warmer months. Additional updates include a new roof (2021), hot water tank (2021), and a refreshed top deck (2023). Completing the property is a double heated garage, perfect for keeping vehicles, tools, and toys

warm year-round. Situated on a quiet street with local traffic only and backing onto a school field, this home offers the perfect balance of tranquility and community. Call your favourite REALTOR® today to book your private tour.