



11328 91 Street E
Grande Prairie, Alberta

MLS # A2301576



\$419,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,148 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s), Wet Bar		

Inclusions: N/A

Nestled on a quiet cul-de-sac with no through traffic, 11328 91st Street offers comfort, privacy, and modern convenience in one of Grande Prairie's desirable family neighborhoods. This four-level split home, built in 1998, features thoughtful updates and a welcoming layout that perfectly balances functionality with charm. Step inside to discover over four bedrooms and 2.5 bathrooms, designed to give everyone their own space. The main level offers bright living areas with plenty of natural light, while the lower-level family room is ideal for cozy evenings—complete with a fireplace and wet bar, perfect for entertaining. The renovated ensuite bathroom delivers a retreat for the homeowners, combining modern finishes with everyday practicality. The fenced backyard is your private outdoor haven, backing directly onto a green space for added privacy and relaxation. Whether you're hosting a BBQ, watching the kids play, or simply enjoying a peaceful morning coffee, this yard is an inviting extension of the home. Practicality shines through with numerous upgrades: a new dishwasher, washer and dryer (2024), a new roof, eavestroughs, and hot water tank (2025)—ensuring peace of mind for years to come. The heated double garage adds excellent year-round convenience, especially during Alberta winters. Located close to parks, schools, and amenities, this home combines comfort, location, and lasting value. 11328 91st Street is move-in ready and waiting for its next owners to call it home.