



GRASSROOTS
REALTY GROUP

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11819 91a Street
Grande Prairie, Alberta

MLS # A2327538



\$599,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,006 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Lawn, Pie Shaped Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Kitchen Island, Open Floorplan, See Remarks, Storage		

Inclusions: NA

Step inside and you're welcomed by a bright foyer with high ceilings that make a great first impression. To the right, the formal living room features vaulted ceilings, a large arched window, and neutral white walls that create a bright, open space. Just beyond, the formal dining room continues the same clean, timeless look with a chandelier overhead and a convenient nook that's ideal for a hutch or buffet. Vaulted ceilings carry into the kitchen, where solid wood cabinetry offers an impressive amount of storage. A centre island provides extra prep space, while the breakfast nook sits in a window filled jut out overlooking the backyard. A glass door leads straight to the deck, making it easy to step outside. Across from the kitchen, the family room offers another comfortable place to gather with vaulted ceilings, a large window, a gas fireplace, and a beautiful green feature wall. Down the hall, the spacious primary bedroom continues the home's bright, neutral style and includes a walk-in closet along with a generous ensuite featuring an oversized vanity with plenty of storage, a freestanding tub, and a separate shower. A second large bedroom with dual closets and a full four-piece bathroom complete the main floor. The finished basement gives everyone room to spread out with a large family room that easily fits both a seating area and games space. Three oversized bedrooms, a four-piece bathroom with another oversized vanity, and plenty of storage make this level just as functional as the main floor. Outside, you'll find a landscaped, fenced backyard with a deck and shed, plus the added benefit of an easement along one side of the home for additional separation from the neighbouring property. Other features include central air conditioning, two furnaces with separate units for the main floor and basement, a washer and dryer that are only six months old, and

newer kitchen appliances including the dishwasher and fridge. Located in Crystal Lake Estates, this home is close to schools, walking trails, grocery stores, and many everyday amenities. Call your REALTOR® today to book a showing.