



GRASSROOTS
REALTY GROUP

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10613 91A Street
Grande Prairie, Alberta

MLS # A2334802



\$369,000

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,219 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Track Lighting

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR
Utilities:	-

Inclusions: N/A

Lots of room to relax, entertain, or play, both inside the home and on your large lot. With over 1,200 sq. ft. above grade, this home is fully developed and offers 4 bedrooms, 3 bathrooms, and plenty of functional living space on both levels. The main floor features a large open living and dining area with a bay window at the front, a spacious kitchen with direct access to the backyard deck, and 3 bedrooms including the primary bedroom with its own ensuite. Downstairs is a large family/recreation area, a 4th bedroom, a full bathroom, and a spacious utility/laundry room with plenty of room for storage. There is also potential for a 5th bedroom (as seen). Step outside from the kitchen to a new 8' x 14' treated deck that is well-suited for BBQs, entertaining, or simply enjoying the outdoors. The fully fenced 5,490 sq. ft. lot provides plenty of room for kids and pets. In addition, the yard backs onto an easement, adding even more green and providing separation from rear neighbours, and the property is just five doors from a park. There is also a paved driveway for two vehicles. Among the updates include flooring in the entry, kitchen, and stairway, a newer dryer (approximately March 2026), a refrigerator less than one year old, and shingles replaced approximately 5 to 8 years ago. Contact your favourite REALTOR® to arrange your showing today.