

11717 90 Street
Grande Prairie, Alberta

MLS # A2213175



\$459,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,596 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: na

Step into this stunning 4-level split that perfectly blends style, function, and versatility! Featuring 3 spacious bedrooms and a bright, open-concept living area, this home offers room for the whole family. The main level has an awesome open living room which leads to a Kitchen featuring updated appliances! Upstairs you will find 3 Bedrooms including a master bedroom with a 3 piece ensuite. The third level has a secondary living/family room with a gas fireplace and walkout patio. The 4th level flex space is ready for whatever you need—home gym, media room, extra bedroom, or hobby zone. An impressive double attached garage provides loads of room for parking and storage, while the detached shop, with 220 service and heated, out back is a dream come true for hobbyists, mechanics, or anyone needing extra workspace. A rare combo of comfort, space, and potential! This home is in desirable Crystal Lake Estates and won't last long, check it out today!