

# \$439,900 - 11319 90 Street, Grande Prairie

MLS® #A2250759

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.15 Acres

Crystal Heights., Grande Prairie, Alberta

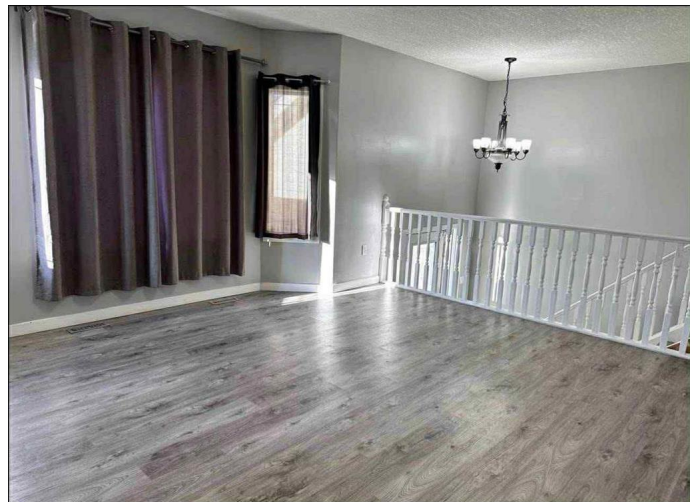
Fully developed updated 4 Bed + 3 Bath modified bi level home situated on an larger lot with RV PARKING AND HEATED GARAGE! Situated in reputable Crystal Heights subdivision with in walking distance to two schools , church , Crystal Lake walking/biking trails, public bus stops and several amenities. Spacious entry way welcomes you into your new home, and heading up a few stairs you will find the main level. Main level consists of updated kitchen , dining and living room. Kitchen has adequate amount of counter + cabinet space, and vaulted ceilings stretching into your spacious living room. Two bedrooms , full bathroom and popular main floor laundry complete the main level. Master bedroom is its own oasis above the garage with its own full en-suite. Basement is fully developed into a massive second living room, fourth bedroom, full bathroom, and a SECOND LAUNDRY ROOM + utility/ storage. Attached heated double car garage there is access from the basement. Back yard is complimented by a two tier deck, separate fence for dog run, shed for storage and easement behind for extra privacy. Roof just done in July! Book your viewing today!

Built in 1998

## Essential Information

MLS® # A2250759

Price \$439,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,370             |
| Acres          | 0.15              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11319 90 Street  |
| Subdivision | Crystal Heights. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8X 1M4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer             |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Other                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Mixed                                              |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 41                |
| Zoning         | RR                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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