

**11328 91 Street E  
Grande Prairie, Alberta**

**MLS # A2301576**



**\$419,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.