

**11810 91B Street
Grande Prairie, Alberta**

MLS # A2336166



\$699,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,854 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Interlocking Driveway, Multiple Driveways		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Lake, No Back Lane, No Neighbors		

Heating:	Boiler, Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Cedar Shake
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Central Vacuum, No Smoking Home, Soaking Tub

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

Inclusions: All window coverings, Shed

This stunning 4-bedroom executive-style home in the highly sought-after Crystal Lake Estates offers the perfect blend of luxury, comfort, and exceptional location with plenty of space both inside and out. Located on a huge pie lot beautifully manicured and backing on to trees offering exceptional peace and privacy. This custom built one owner home shows pride of ownership featuring 4 large bedrooms, 2.5 bathrooms large kitchen with an abundance of cupboards, bright dining area looking onto yard, large bright living room and beautiful wide stair case to to upstairs bedrooms with walkthrough ensuite with soaker tub. The basement is fully developed with family room 2 large additional bedrooms, full 4pc bathroom as well as in-floor heating. The massive 4 car finished garage with drive through bay and in-floor heating is a handy mans dream for storage and hobbies. A rare opportunity to own an executive home in a prime location—this home truly checks all the boxes.