



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

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

Floors: Carpet, Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

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!