

**11814 89B Street
Grande Prairie, Alberta**

MLS # A2194799



\$409,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,248 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Workshop		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas, Other	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Custom built bungalow with double attached garage located in Crystal Lake Estates in a cul de sac with easements on 2 sides (side & back). This well looked after home is just over 1248 sq.ft. on the main floor with a fully developed basement. There are 2 bedrooms & 2 Bathrooms on the main floor and a spacious main floor laundry room (could also be an office). The living room features a corner gas fireplace, vaulted ceilings with a skylight & bayed front window. The kitchen has a lot of cabinets & a corner pantry. Enjoy sitting down at the eating bar in the kitchen. There are white appliances in the kitchen. The dining area easily accommodates an 8 person table & there is a built in custom china cabinet. Access the 3 seasons room that was professionally built just off the dining area -the homeowners find it perfect to enjoy spring, summer & fall without wind, bugs, or noise. The basement has a very large family room with a gas stove, 2 bedrooms, a 4 pc. bathroom & 2 wonderful good sized storage areas with shelving. The garage is finished with a workbench & a heat vent into it from the furnace room. There is CENTRAL AIR to enjoy a good night's sleep in those very hot summer days. This property has been meticulously kept by the original owners that are now downsizing. Immediate possession available!