

# \$459,900 - 11717 90 Street, Grande Prairie

MLS® #A2213175

**\$459,900**

3 Bedroom, 4.00 Bathroom, 1,596 sqft

Residential on 0.14 Acres

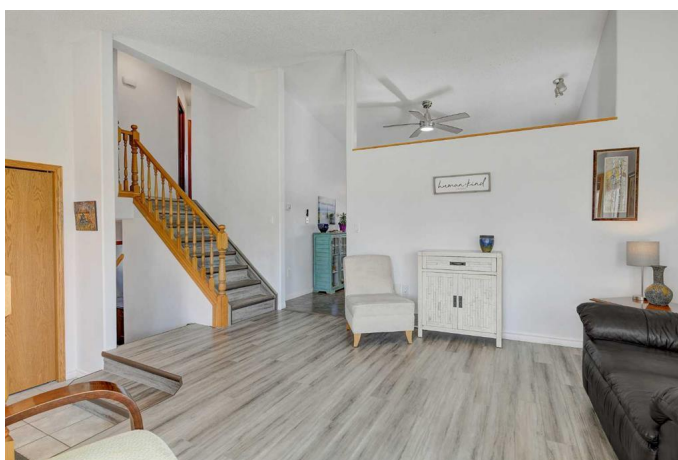
Crystal Lake Estates, Grande Prairie, Alberta

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!

Built in 1994

## Essential Information

MLS® #	A2213175
Price	\$459,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,596
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	11717 90 Street
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1K1

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Single Garage Detached
# of Garages	3

### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	11
Zoning	RG

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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