

# \$574,900 - 11828 89b Street, Grande Prairie

MLS® #A2252664

**\$574,900**

4 Bedroom, 3.00 Bathroom, 2,205 sqft

Residential on 0.17 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Fantastic location in a quiet keyhole in Crystal Lake, just steps from schools, parks, and more! This home sits on a large landscaped lot with apple trees and a beautiful backyard oasis featuring a deck with built-in bench, pergola, and no rear neighbors as it backs onto green space. Inside, youâ€™re welcomed by a cozy sitting room off the entry. The kitchen is a showstopper with stainless steel appliances (including a brand-new fridge), a full tiled backsplash behind the stove, floor-to-ceiling cabinetry, and an L-shaped island with eating barâ€™ open to the living room complete with gas fireplace. The main floor also offers an office, 3-piece bathroom, laundry, and a convenient entry off the garage. Upstairs, the spacious primary suite is filled with natural light and features a walk-in closet, dual vanity, jetted soaker tub with tile surround, and separate shower. Three more bedrooms and a full bathroom with tiled shower complete the upper level. The basement is partially finished with a family room and plenty of space to develop additional bedrooms, a rec room, or playroom. An attached double garage means no more brushing snow! Notable updates include: new hot water tank (2020), new A/C (2019), modern light fixtures, and more.

Built in 1996

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2252664    |
| Price          | \$574,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,205       |
| Acres          | 0.17        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11828 89b Street     |
| Subdivision | Crystal Lake Estates |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8X 1M1              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 1                 |
| Zoning         | RG                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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