

\$430,000 - 11713 90 Street, Grande Prairie

MLS® #A2254741

\$430,000

5 Bedroom, 2.00 Bathroom, 1,206 sqft
Residential on 0.13 Acres

Crystal Lake Estates, Grande Prairie, Alberta

This well maintained bungalow is truly the one you have been searching for in Crystal Lake Estates. Step into the spacious living room, complete with a vaulted ceiling and a cosy natural gas fireplace, perfect for relaxing on cool evenings. The kitchen and dining area feature original hardwood flooring, a bright atmosphere, abundant white cabinetry, and generous counter space.

Enjoy the expansive deck at the back, which includes a covered section, ideal for savouring morning coffee or entertaining guests. The fully fenced backyard also offers a 10'x14' shed with a concrete floor, a raised garden bed, all overlooking an easement behind the home for enhanced privacy.

Upstairs, youâ€™ll find three comfortable bedrooms. The primary bedroom is spacious, featuring three closets and an ensuite with a large walk-in shower. The main bathroom boasts a jetted tub, providing a touch of luxury. The basement is thoughtfully finished with laminate flooring throughout. It includes a large living area with a built-in dry bar, a den with French doors, and a beautiful bathroom featuring heated tile flooring. A unique feature is the two bedrooms, constructed so that the walls can be easily removed to convert the space back to a larger living room if preferred. The heated garage provides a spacious landing equipped with a wheelchair lift, which will remain with the house for convenience. Located on a quiet street, this lovely home is surrounded by friendly neighbours and is close



to parks, walking trails, schools, and shopping. Crystal Lake Estates is known for its vibrant community atmosphere and numerous amenities, making it an ideal place to call home.

Built in 1994

Essential Information

MLS® #	A2254741
Price	\$430,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11713 90 Street
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1K1

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Heated Garage, Concrete Driveway, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Dry Bar, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	3
Zoning	RG

Listing Details

Listing Office	Nilsson-Gundersen Realty Inc.
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