

# \$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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