



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**11418 92B Street**  
**Grande Prairie, Alberta**

**MLS # A2213507**



**\$449,900**

<b>Division:</b>	Summit		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, SHED

Welcome to this bright and cheery 1374 FULLY DEVELOPED modified bi-level in the desirable Summit area—lovingly maintained by its original owner and backing onto Crystal Park School with no rear neighbors! From the moment you step into the spacious, open foyer, you’ll notice the pride of ownership throughout. The kitchen offers an abundance of counter space, a convenient eating bar, and flows seamlessly into a large dining area filled with natural light. Just off the dining room, the living space features stunning floor-to-ceiling windows that overlook the backyard, creating a warm and inviting atmosphere. The expansive deck spans the width of the home, making it perfect for outdoor entertaining. On the main level, you’ll find the generously sized primary bedroom complete with a private ensuite, while the upper level—situated over the garage—includes two additional bedrooms and a 3-piece bathroom, making it an ideal setup for families or guests. The fully finished basement is just as bright and welcoming, thanks to large windows, and includes a spacious rec room, extra bedrooms, another bathroom, and convenient laundry facilities. Additional highlights include newer shingles, a stainless steel fridge, ample parking, and a prime location in a family-friendly neighborhood—move-in ready and waiting for you to call it home!