



GRASSROOTS
REALTY GROUP

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10728 90 Street
Grande Prairie, Alberta

MLS # A2210017



\$384,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,362 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Irregular Lot,		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, See Remarks, Walk-In Closet(s)		

Inclusions: 2 wood sheds

Spacious 4-Level Split with RV Parking & No Rear Neighbors! Welcome to this well-cared-for and versatile 1,324 sq. ft. 4-level split—perfectly designed to offer comfort, functionality, and room to grow. Nestled just a short walk from two nearby schools, it's an ideal location for families seeking both space and convenience. Step inside to find a bright, open main level featuring a generous kitchen with an island—ideal for meal prep, casual dining, or hosting friends and family. The third level showcases a warm and welcoming family room anchored by a cozy wood stove—perfect for chilly evenings. This level also includes the laundry area and direct access to the heated double attached garage for added convenience. Upstairs, the primary bedroom serves as a peaceful retreat with a walk-in closet and private 3-piece ensuite. Two more well-sized bedrooms and a full bath complete the upper floor. The undeveloped fourth level provides a blank canvas for your future vision—think home gym, media room, extra storage, or whatever suits your lifestyle. Additional perks include RV parking, no rear neighbours, newer shingles (2021), and a hot water tank replaced in 2021—this home is ready for its next chapter! Welcome to this well-cared-for and versatile 1,324 sq. ft. 4-level split—perfectly designed to offer comfort, functionality, and room to grow. Nestled just a short walk from two nearby schools, it's an ideal location for families seeking both space and convenience. Step inside to find a bright, open main level featuring a generous kitchen with an island—ideal for meal prep, casual dining, or hosting friends and family. The third level showcases a warm and welcoming family room anchored by a cozy wood stove—perfect for chilly evenings. This level also

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