

\$539,900 - 11410 89b Street, Grande Prairie

MLS® #A2246521

\$539,900

4 Bedroom, 4.00 Bathroom, 2,386 sqft

Residential on 0.15 Acres

Crystal Heights., Grande Prairie, Alberta

FANTASTIC FULLY DEVELOPED HOME IN CRYSTAL HEIGHTS WITH ALL THE UPGRADES! 4 bedrooms plus a den, 3.5 bathrooms and 3 family/living rooms! RV parking on the extended driveway, extra large 30x26 garage with 4 floor drains and radiant heat! Home sits on a beautiful fully fenced, Southwest facing lot, so the backyard gets sun all day long and plentiful with 19 trees planted for extra privacy in the summer! Deck is partially covered so it can be used in the winter and summer months. Also outside, there is a large shed that has electrical hooked up, as well as under deck storage that also has lights, for easy access to extra storage space. Home backs onto a walking trail and some green space. Inside the home is even more stunning! You are greeted with a large tiled entryway that opens up into the massive kitchen and living room area that is great for a growing family or entertaining. A natural gas fireplace and hardwood floors being the center of the living room. There is a half bath on this level as well. Upstairs there is another large family room with an office/den off of it, 3 bedrooms with a large primary bedroom that has a walk in closet and en suite with a tiled shower. Another full bathroom as well as an upstairs laundry room with a sink round out this level. The basement has a wet bar with a bar fridge, another bedroom and full bathroom, and a third family room. This home really has it all, and needs to be seen in person. Several walking trails, proximity to schools, food and



shopping will make this a perfect place for a new family to call home!

Built in 2005

Essential Information

MLS® #	A2246521
Price	\$539,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,386
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11410 89b Street
Subdivision	Crystal Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1T9

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Treed, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	17
Zoning	RR

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.