

**5906 90 Street  
Grande Prairie, Alberta**
**MLS # A2160518**

**\$689,000**

<b>Division:</b>	Grande Prairie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,055 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Stone, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** \$8,000 appliance allowance

One of a kind, custom-designed 2 storey, in the up & coming subdivision of 'Southwynd Estates'. Crafted Builders, formerly known as Dixon Contracting, has earned a reputation in the Grande Prairie community for delivering high quality craftsmanship and operating with outstanding integrity. This home is located in the south end of the City of Grande Prairie, just east of the 'Grande Prairie Golf & Country Club'. Excellent location for Weyerhaeuser or County Industrial Park employees. Evergreen Park, Eastlink Centre, multiple schools, restaurants & walking trails are all just a few minutes away. Energy efficiency, style plus modern and dynamic finishing, makes this home impossible to resist. Grand entrance, open to ceiling of the floor above, is a striking beginning in this awesome property. Sun-filled and fabulous open layout of kitchen, dining room & great room with gas fireplace are on the main floor. Kitchen has quartz countertops, island, recessed refrigerator space and very handy walk thru pantry to mudroom off of the garage. Powder room & closet complete this level. Impressive staircase leads to the upper level with bonus area and conveniently located laundry room with sink. Who doesn't love storage space? ALL of the 3 upstairs bedrooms have walk-in closets. The huge primary bedroom has a spa oasis of an ensuite with double sinks, soaker tub, separate shower & water closet. Optional basement layout can add another 2 bedrooms, family room, full bathroom & storage room creating even more living space for you and your loved ones. 26' x 28' attached garage will keep the vehicles protected from the winter frost. Landscaping will be brought to grade. \$8,000 appliance allowance for buyers. GST rebate to sellers/builder. Contact a REALTOR® today for more information or to

view. Don't miss taking the 3D Tour from Sept 10th! Seller is a licensed REALTOR® in the Province of Alberta.