

\$689,000 - 5906 90 Street, Grande Prairie

MLS® #A2160518

\$689,000

3 Bedroom, 3.00 Bathroom, 2,055 sqft
Residential on 0.11 Acres

N/A, Grande Prairie, Alberta

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.

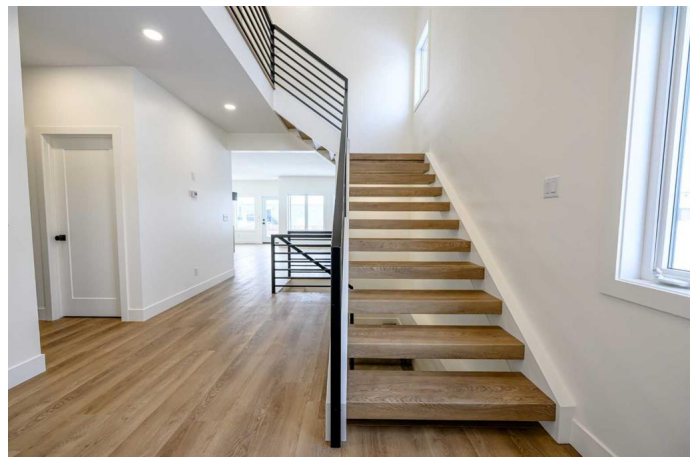
Energy efficiency, style plus modern and dynamic finishing, makes this home impossible to resist.

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 floating 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, huge



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.
26â€™ x 28â€™ 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 of the finished home! Seller is a licensed REALTOR® in the Province of Alberta.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2160518 |
| Price | \$689,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,055 |
| Acres | 0.11 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5906 90 Street |
| Subdivision | N/A |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8W 0K1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 5 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Built-in Features |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Other |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Wood Frame, Other |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 12th, 2024 |
| Days on Market | 233 |
| Zoning | RS |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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.