

**11306 92A Street
Grande Prairie, Alberta**

MLS # A2241834



\$460,000

Division:	Summit		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,373 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: All light fixtures, all window coverings, GDO + control(s), A/C, built-in surround system, trash compactor, garburator, garden shed.

Welcome to this immaculately maintained bi-level home, situated in a quiet cul-de-sac on one of the biggest lots in Summit! This home also backs onto a grassy easement giving you a sense of peace & tranquility. Thoughtfully designed and beautifully finished, this home offers comfort, function, and style. The main level features three spacious bedrooms, including a generous primary suite complete with a walk-in closet and a luxurious ensuite. A bright and open living room provides a welcoming space for gatherings, while the custom-built kitchen showcases a beautiful color palette, quartz countertops, a large island, and ample storage. The formal dining area is filled with natural light from large windows, has custom built-in cabinets, and offers direct access to an oversized deck, ideal for entertaining or relaxing outdoors. The fully developed basement expands your living space with a large rec room, two additional bedrooms, a cold storage room, and a well-equipped laundry/utility area. The highlight is a spa-inspired bathroom retreat featuring heated floors, a massive soaking tub, and a separate stand-up shower. Step outside to your own private oasis complete with mature trees for shade and privacy, open grassy space perfect for kids or the beloved family dog, and a garden shed for additional storage. Additional upgrades include central air conditioning, a newer roof (2023), built-in surround sound, and custom cabinetry. This home is a COMPLETE package & is packed with value! It is sure to be a crowd favorite! Call up for agent & book your showing NOW before you miss out on the stunning home.