



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
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**10728 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2210017**



**\$384,900**

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

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

**Inclusions:** 2 wood sheds

Spacious 4-Level Split with RV Parking & No Rear 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&ampmdashperfectly designed to offer comfort, functionality, and room to grow. Nestled just a short walk from two nearby schools, it&rsquo;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&ampmdashideal 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&ampmdashperfect 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&ampmdashthink 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&ampmdashthis home is ready for its next chapter! ! Welcome to this well-cared-for and versatile 1,324 sq.ft. 4-level split&ampmdashperfectly designed to offer comfort, functionality, and room to grow. Nestled just a short walk from two nearby schools, it&rsquo;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&ampmdashideal 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&ampmdashperfect for chilly evenings. This level also

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