

# \$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.

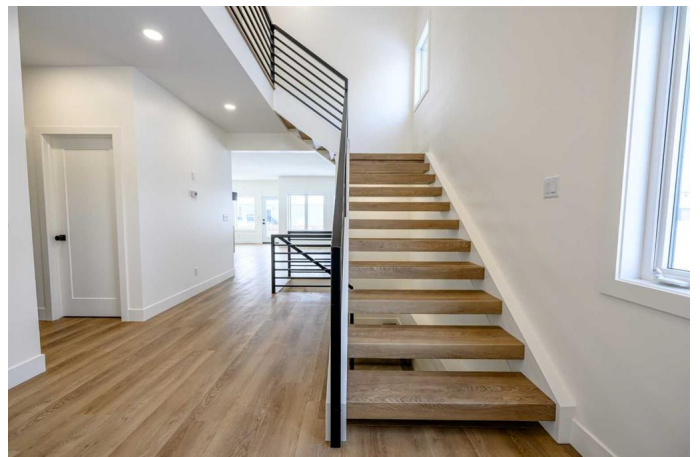
Energy efficiency, style plus modern and dynamic finishing, makes this home impossible to resist.

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.

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 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	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Double Vanity, See Remarks
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	Stone, Wood Frame, Concrete, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2024
Days on Market	205
Zoning	RS

## Listing Details

Listing Office	Royal LePage - The Realty Group
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