



GRASSROOTS
REALTY GROUP

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12125 95A Street
Grande Prairie, Alberta

MLS # A2238247



\$264,900

Division:	Crystal Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	967 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Garden, Gentle Sloping, Landscaped, Private		

Heating:	Central
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: Garden Shed

Great Starter Home or Investment Opportunity in Crystal Ridge! Welcome to this charming and affordable home located in the desirable Crystal Ridge neighborhood. Perfect for first-time buyers or investors, this property offers both comfort and convenience—with schools, parks, and all amenities just minutes away. Quick possession is available, making it easy to move in or rent out right away! Step inside to a bright and spacious living room featuring a cozy wood-burning fireplace—ideal for relaxing evenings. The kitchen is functional and well-equipped with all appliances included. The fully fenced backyard is a standout feature, offering privacy and plenty of space to enjoy. Mature trees provide shade and beauty, while the garden shed, raised beds, and a thriving vegetable garden make this a dream for green thumbs. This home is vacant and ready for immediate possession—don't miss your chance to own in a great location at an affordable price. Contact your favorite REALTOR® today to book a viewing!