



GRASSROOTS
REALTY GROUP

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12110 95B Street
Grande Prairie, Alberta

MLS # A2254272



\$229,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	828 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Shed ** All Appliances - AS IS WHERE IS **

Where can you find a stand-alone house at this price these days? Sitting on a massive lot with tons of land value, this solid-boned home is truly a rare opportunity, especially when the city has assessed it at \$278,000 and with nearly 95% of homes in Grande Prairie selling above their assessed value, you know you can't go wrong here. Tucked away in a quiet cul-de-sac on the north side, perfectly situated between two elementary schools, this inviting home is ideal for first-time buyers or investors alike. The main level offers a functional and timeless layout with two cozy bedrooms, a bright primary bathroom, and a kitchen featuring tall white cabinets that extend to the ceiling, maximizing storage while keeping the space light and open. Homes built in this era are known for their efficiency and practicality, and this one still leaves plenty of potential to open walls and create something truly stunning. Downstairs, the fully finished basement adds two more bedrooms, a bathroom, and a laundry area, making it perfect for families or renters. Outside, the backyard is fully fenced with a shed, while the massive lot includes easements beside and behind, plus enough room to extend the driveway, add RV parking, or even build a garage. Priced lower than many condos, duplexes, or manufactured homes, this property's middle name is Value and its last name is Opportunity—don't miss your chance to make it yours today!