



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**11808 98 Street
Grande Prairie, Alberta**

MLS # A2282336



\$314,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	774 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

In recent years this home has been receiving important updates, making it well on its way through a thoughtful makeover. The work already completed includes a refreshed deck, an upgraded 100 amp electrical panel, new weeping tile around the exterior, updated flooring in select areas, replaced shingles, modernized plumbing, and upgraded windows. Offering a total of 4 bedrooms and 2 bathrooms, the layout features 2 bedrooms upstairs along with a 4-piece bathroom, and 2 more bedrooms downstairs with a 3-piece bath. A wide gravel driveway provides ample parking, and outside you'll also find a handy shed for storage or tinkering. Close to shopping and amenities, this property blends completed upgrades with plenty of opportunity for new owners to add their own finishing touches. Can come fully furnished for the right price.