



11711 96 Street  
Grande Prairie, Alberta

MLS # A2282621

**\$339,900**



Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,178 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

**Inclusions:** N/A

This is a fantastic opportunity for first-time buyers, young families, or anyone looking for space to grow. Set on a large lot and backing directly onto a park, this home offers privacy, green views, and room to expand. Upstairs features three comfortable bedrooms, including a primary with a private two-piece ensuite. The undeveloped basement provides a blank canvas for future bedrooms, a family room, or a suite—perfect for adding long-term value. Recent updates include flooring, trim, paint, and select windows, giving the home a fresh, move-in-ready feel. Outside, you'll love the oversized 24' x 24' detached shop—ideal for vehicles, hobbies, or extra storage. Located in a desirable, family-friendly area with quick access to schools, parks, and amenities, this property delivers space, flexibility, and lifestyle at an exceptional value.