



GRASSROOTS
REALTY GROUP

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**11702 94A Street
Grande Prairie, Alberta**

MLS # A2283311



\$240,000

Division:	Crystal Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	822 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Located on a nice sized corner lot, this adorable home is a perfect starter home or investment property. It offers 3 bedrooms (2 up & 1 down) and a full bathroom. The kitchen and main living area are bright and spacious. The partially developed basement is ready for future finishing touches. Parking has space for three vehicles and there is plenty of street parking. The back yard is fully fenced and private. There also a large shed out back for safe storage. Only a short distance from Crystal Park elementary school, Crystal Lake park/walking trails, bike park and dog park.