



**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
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

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.