



**12401 94a Street
Grande Prairie, Alberta**

MLS # A2294038



\$424,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

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

Inclusions: shed

Excellent city-approved, legal suited property available for immediate possession! This versatile home is ideal for investors or homeowners looking to offset their mortgage with rental income. Live in the upper suite and rent the basement. The upper-level suite features three bedrooms and a functional layout that includes a bright kitchen, dining area, and living room. A front balcony provides the perfect spot for your BBQ, while access from the bedroom leads to the backyard overlooking the scenic Crystal Lake walking trails. The large backyard is fully fenced and includes an additional fenced section that works well as a dog run. The driveway is very large and has room for RV parking. The lower-level suite offers one bedroom and an open-concept kitchen and living area. The kitchen features white cabinetry, a fridge, stove, and range hood. The basement also boasts generously sized windows, allowing for plenty of natural light. Laundry is shared between the upper and lower suites and offers a spacious area with ample storage. This property reflects true pride of ownership — it shows beautifully and is immaculate throughout, with many updates on the inside as well as outside. New shingles were installed in 2023, the deck & balcony have been re-stained, as well as new light fixtures outside. Inside has been freshly painted with new baseboards and trim, plus new flooring upstairs. New countertops and taps in kitchen and bathrooms, new bathroom fans and a new dishwasher is on the way. All new windows throughout, except the 2 main floor West facing. New electrical plugs and light switches, as well as new grout in the fireplace stone and new Italian tiles! Also downstairs features new appliances in the suite. This home is immaculate and move-in ready! A great opportunity for investors or homeowners alike — take a closer look and consider this

property today!