



**11806 94A Street
Grande Prairie, Alberta**

MLS # A2174396



\$284,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Metal Siding , Mixed, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: N/A

Get packing & move into this fantastic starter home in Crystal Ridge. The property boasts four bedrooms, including a generously sized primary bedroom, and two bathrooms. The heart of the home is a combined living room area & dining room. The kitchen features white cabinetry, and tonnes of natural light. The living room is bathed in sunlight from large windows and offers ample seating with plush sofas. The dining area is equipped with a ceiling fan and sliding doors leading to an outdoor space. Additional amenities include a utility room and a staircase connecting the two floors. With a bathroom on each level . The basement is cozy, adding warmth to the overall ambiance. This home has great bones and is close to multiple schools, Crystal Lake walking trails, bike park, dog park & much more! Book your viewing ASAP as it may not last long!