



**12014 95B Street  
Grande Prairie, Alberta**

**MLS # A2195718**



**\$389,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Skylight(s)		

**Inclusions:** none

Introducing 12014 95B Street, Grande Prairie &dash; This is more than a house. It&rsquo;s an OPPORTUNITY. A chance to step into a home that&rsquo;s been cared for with updates, and positioned in a prime location to serve you for years to come. Updates for Peace of Mind: New hot water tank. Furnace replaced in 2020. New PEX plumbing. Roof replaced in 2015. Brand new garage doors & overhead openers (2024). This is a home built to serve you. Location = Lifestyle: Backing onto beautiful Nelson Archibald Park, you get the gift of an incredible view from your backyard. Walking distance to bus stops, the mall, Superstore, and Crystal Park School. Convenience meets serenity in this ultra-quiet street. Performance Kitchen: Induction oven for next-level cooking. Two fridges (one just 2 years old). Plus, a freezer in the cold room included in the sale. Whether you're meal prepping, hosting, or just enjoying everyday life&mdash;this kitchen delivers. Designed for Comfort: A skylight in the entryway welcomes you with warmth and natural light. Built-in vacuum system keeps your home spotless with ease. Every inch of this space is designed to support your best life. This isn&rsquo;t just a house&mdash;it&rsquo;s the next chapter of your journey. Don&rsquo;t wait.,Call your trusted REALTOR today and book a private showing!