

11813 95 Street
Grande Prairie, Alberta

MLS # A2213456



\$329,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,190 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Attached Carport, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Lawn, Low Mainten		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: downstairs fridge, sheds x3, greenhouse

This beautiful bungalow in Crystal Ridge is move-in ready and full of potential! Located on the inner loop of a quiet cul-du-sac, just around the corner from a big green space and only 2 blocks from Crystal Lake walking trails, you can explore the great outdoors year round with no excuses! On the main level you will find an open concept layout, complete with a sunken living room adorned by a wood burning fireplace. There are new windows everywhere you look, allowing plenty of natural light in. The kitchen offers a full coffee bar separate from the cooking area, as well as a large dining room, again with more beautiful windows. On the main you will find 3 bedrooms, and one and a half baths - with the half bath being the ensuite. Downstairs you have loads of room for a potential MIL suite, made possible by your private back door entrance and a kitchenette area already in place. Two bedrooms and a full bathroom await you downstairs, as well as a large living room complete with gas fireplace. The backyard is really a gardeners sanctuary, featuring a raised garden bed, 3 sheds, a beautiful greenhouse, and a ground level deck with pergola. The mature trees and location seem to attract wildlife, and the backyard is a pass-through route for the local deer. Call your trusted realtor today to view this cozy home!