

12114 95B Street
Grande Prairie, Alberta

MLS # A2220295



\$325,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,592 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Any and all chattels as viewed

Fully developed, unique style home in Crystal Ridge. Nice size bedrooms and spacious living room with a vaulted ceiling. Loft area overlooking the living room. Some great updates! Carport. Access to deck through dining area. Huge and private back yard. Great family home or revenue property! The Assessment Value of this home has been addressed with the City of Grande Prairie and they are willing to re-assess the property in January 2026. They agree that the Assessment Amount currently in place does not reflect the value of this home as compared to others in the area. In this discussion, the City agreed that the value is much higher than it should be and will be re-determined at that time and the property taxes will be adjusted for the 2026 tax year.