

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

**MLS # A2174396**



**\$284,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Mixed, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!