

11813 95 Street  
Grande Prairie, Alberta

MLS # A2213456



**\$329,000**

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

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<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>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!