

12418 95 Street
Grande Prairie, Alberta

MLS # A2162452



\$294,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,196 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Natural Woodwork

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

Located in one of the best areas in Crystal Ridge, this bright, move-in ready home is sure to impress! Starting at the foyer with its cute built-in bench and storage cubbies one immediately feels at home. Then there's the large sun-filled living room and dining room making it a joy to host guests. The kitchen has seen updates in recent years including counter tops, backsplash and painted cabinets. The master features an ensuite, with 2 more good sized bedrooms and a renovated bath complete the main level. Downstairs you will find a cozy family room with woodstove, a 4th bedroom with walk-in closet, work shop, BEAUTIFULLY renovated bathroom, laundry and a large storage room. New flooring throughout the main floor is surely to be enjoyed. Outside there is a covered patio, several raised flower/garden beds along with a fenced back yard. The 57 ft. long driveway is sure to accommodate both vehicles and a RV! The double gate to the backyard allows one to further extend the driveway or add a garage. An added bonus is the close-by parks, walking trails and dog park.