

**12418 95 Street**  
**Grande Prairie, Alberta**

**MLS # A2162452**



**\$294,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork		

**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.