

**11817 96A Street**  
**Grande Prairie, Alberta**

**MLS # A2171752**



**\$219,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Lawn, Gentle Sloping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Soaking Tub, Walk-In Closet(s), Wood Windows		

**Inclusions:** Boxed Flooring throughout

Looking to get in to the renovation market? Or add to your rental portfolio? With low inventory out there, do as much or as little as you need to beautify this home. Check out this affordable 3 bedroom, 1.5 bathroom 2 Storey. This home is the perfect starter to get into the market. The main level features a large living room, full sized kitchen with dining room. Its complete with a 1/2 bathroom & Main floor laundry. Downstairs is partially developed! All you need to do is add your flooring your personal touches. Your new backyard is huge with tonnes of play space, gardening & is fully fenced. It has great potential for an entertaining space. This a great home, close to parks, multiple schools and has great accessibility to walking trails! Give your REALTOR&reg; call to view this home for yourself