

**11709 95 Street**  
**Grande Prairie, Alberta**

**MLS # A2175824**



**\$275,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Soaking Tub, Sump Pump(s)		

**Inclusions:** basement fridge

Don't miss this great property!! It is situated on a quiet street in Crystal Ridge, across from a massive green space. And, Crystal Park school is only steps away. This home boasts 4 bedrooms, and 2 bathrooms, with a fully finished Basement. One of the best features is the ample parking! There is a oversized single garage that will easily fit a lifted, full sized long box pickup. And, there are four more parking spots in the driveway. Great home for a family, or for a group of friends. It will not last long at this price point!