

**11713 95 Street**  
**Grande Prairie, Alberta**

**MLS # A2178863**



**\$309,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Private		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** N/A

THIS IS AN OPPORTUNITY YOU WILL NOT WANT TO MISS OUT ON! Welcome to this beautifully updated bungalow, ideally located directly across from a large green space and playground—perfect for families and outdoor enthusiasts. Boasting 5 bedrooms and 2.5 bathrooms, this home offers many recent updates throughout, including, new windows, new flooring upstairs, a refreshed kitchen, new bathroom faucets and toilets! As you step inside this beautiful home, you're greeted by a bright and open living area, filled with an ample amount of natural light. Just off the living room, the newly updated kitchen awaits, featuring a new dishwasher and microwave. The main floor also includes 3 bedrooms, with the master offering its own ensuite bathroom for added convenience. The fully finished lower level adds even more living space, with 2 additional bedrooms, a full bathroom, and a cozy rec room featuring a wood stove—perfect for relaxing or entertaining guests. Whether you're looking for extra space for a home office, guest suite, or playroom, the lower level offers endless possibilities. Outside, you'll find a private backyard with a double detached garage and a long driveway providing ample parking space. Located directly across from the park, you'll enjoy easy access to outdoor activities, playgrounds, and green spaces just steps from your door. Plus, you'll be conveniently close to local amenities, schools, and shopping! Combining comfort, space, and an unbeatable location, this bungalow is the perfect place to call home. Don't miss out—schedule a showing today! Listing agent is related to the seller.