



GRASSROOTS
REALTY GROUP

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11717 95 Street
Grande Prairie, Alberta

MLS # A2277930



\$395,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,187 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Attached Carport, Concrete Driveway, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings, garage door opener & remote, garage heater, shed

Outstanding home in a fabulous location - quiet street across from park/playground. Tons of updates including new kitchen, new shingles, new eavestroughs, new sump, new bathroom in basement, some new flooring, some new windows, updated electrical & newly landscaped backyard. Detached heated garage. Pride of ownership shines through.