



GRASSROOTS
REALTY GROUP

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11709 95 Street
Grande Prairie, Alberta

MLS # A2331162



\$385,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	934 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Granite Counters, Recessed Lighting, Soaking Tub		

Inclusions: Back yard Shed

Welcome to this beautifully renovated bungalow located in the quiet and peaceful community of Crystal Ridge. This home has been lovingly maintained and extensively updated, offering a perfect blend of modern finishes and unique character. From the custom barn-style sliding doors to the spacious primary bedroom with direct patio access, every detail has been thoughtfully designed. The stunning main bathroom features an oversized soaker tub and is equipped with a bidet for added comfort. The functional layout offers 4 bedrooms plus a large bonus room, along with 2 full bathrooms, making it an excellent option for families or anyone needing extra space. The kitchen features granite countertops, while durable vinyl tile flooring runs throughout the main floor entrances. Upstairs is finished with recessed lighting, creating a bright and welcoming atmosphere. Outside, you'll find a fully fenced backyard with a large storage shed, perfect for all your outdoor storage needs, as well as a spacious 15' x 24' garage. This is a truly move-in-ready home that has been exceptionally well cared for and is ready for its next owners. Call or text to book a showing **Katey Klaus - Royal LePage the Realty Group 780-296-0040**