



GRASSROOTS
REALTY GROUP

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12830 94 Street
Grande Prairie, Alberta

MLS # A2332269



\$329,900

Division:	Lakeland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	992 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Shed

Discover incredible value with this beautifully maintained, fully developed home offering an impressive amount of living space at an affordable price. The bright and welcoming main level features a functional kitchen with an adjoining dining area, a spacious living room perfect for relaxing or entertaining, two comfortable bedrooms, and a full bathroom. Step outside onto the rear deck overlooking a fully fenced and attractively landscaped backyard, creating the perfect setting for summer BBQs, children, or pets to enjoy. The finished basement dramatically expands your living space with two additional bedrooms, another full bathroom, a generous family room, and a dedicated laundry area, making this an ideal layout for growing families, guests, or a home office. Recent shingles provide added peace of mind, while the oversized concrete parking pad at the rear comfortably accommodates two vehicles with potential space for three. Situated in a fantastic family-friendly neighbourhood close to everyday amenities, you'll appreciate having an elementary school nearby, a park just around the corner, and the scenic walking trails surrounding Crystal Lake only a short stroll away. Offering exceptional space, outstanding functionality, and unbeatable value, this is an incredible opportunity to own a move-in-ready starter home that delivers far more than its price suggests.