



GRASSROOTS
REALTY GROUP

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12136 94a street
Grande Prairie, Alberta

MLS # A2334731



\$380,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,032 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Laminate Counters, Pantry		

Inclusions:	NA
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Dream of a home filled with character?? You'll want to check out this adorable home on a quiet street in the mature neighbourhood of Crystal Ridge close to parks and schools!! Inside, this spacious bungalow offers a charming kitchen with cream coloured cabinets, vintage tiles, and a pantry! The dining room is also sure to please with a chair rail molding and glass patio doors to the backyard that let in loads of natural light. From there the open concept continues into the living room which boasts even more windows and space with floor to ceiling brick feature and a wood mantel. Down the hall sits the primary bedroom with a show stopping ensuite straight from Pinterest!! You'll be WOW-ed by the light blue chair rail, hand painted ivy, and the added bonus of a laundry chute! An additional bedroom and four piece bathroom complete the upstairs. Downstairs the benefits of a bungalow floorplan continues as well as the charm!! As you descend the stairs, the vintage inspired stair runner leads to a gorgeous mosaic tiled scene, plus the basement boasts white shiplap, and a spacious family room! The basement also has an adorable, blue bedroom with hand painted stars, a den, and a half bath that has room to be converted into a full bath! Not only is the interior of this home amazing, but the backyard is a show stopper!! It features mature trees, beautiful flowers, a two-tiered deck, and it's fenced. Additionally, this property backs on an easement, has a heated 16x38 garage, and an extra long driveway! Don't miss out on this charming home, call your REALTOR® today to view!!! Upgrades to note : Shingle 2026, stove and fridge 2025, refinished deck