

**11822 96 Street
Grande Prairie, Alberta**

MLS # A2271725



\$425,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,156 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, See P		

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

Inclusions: Fridge, stove, dishwasher, OTR microwave, window coverings, a/c, washer, dryer, shed,

Welcome to Crystal Ridge! This cozy, beautifully updated 1,156 sq ft home is the perfect fit for a growing family that loves spending time outdoors. It's warm, inviting, and full of thoughtful updates inside and out. Step inside to a bright 4-level split with 4 bedrooms and 2.5 baths, including a comfortable primary bedroom with a refreshed 12'-bath ensuite. The upper levels feature new vinyl plank flooring and carpet, and the updated kitchen (2018) shines with new cabinets, soft close features, corian countertops, backsplash, pantry, pot lights, stainless steel appliances and new interior doors. You'll also find fresh light fixtures, new baseboards, a charming bay window, central air, a cozy wood-burning fireplace, and refreshed bathrooms throughout—making the home feel both modern and welcoming. This home has been well cared for, with practical upgrades such as newer siding, shingles (2014), eaves (2011), fascia, soffits, windows (2011), and exterior doors. The electrical panel has been updated, the garage received upgraded service in 2023, and there's even a generator plug for peace of mind. The basement bedroom includes a proper egress window, and the third level impresses with 9-ft ceilings & built in shelving. Outside, the yard is truly a treat—complete with an updated wood fence, a mature tree, easy-care perennials, a powered 10x10 shed, and plenty of space to play or unwind. The detached 24x24 garage offers 60-amp service with 240V capability, is insulated and boarded, and features a powered overhead door. A paved driveway and RV parking add even more convenience.