



11711 96 Street  
Grande Prairie, Alberta

MLS # A2282621

**\$339,900**



<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Separate Entrance

**Inclusions:** N/A

This is a fantastic opportunity for first-time buyers, young families, or anyone looking for space to grow. Set on a large lot and backing directly onto a park, this home offers privacy, green views, and room to expand. Upstairs features three comfortable bedrooms, including a primary with a private two-piece ensuite. The undeveloped basement provides a blank canvas for future bedrooms, a family room, or a suite—perfect for adding long-term value. Recent updates include flooring, trim, paint, and select windows, giving the home a fresh, move-in-ready feel. Outside, you'll love the oversized 24' x 24' detached shop—ideal for vehicles, hobbies, or extra storage. Located in a desirable, family-friendly area with quick access to schools, parks, and amenities, this property delivers space, flexibility, and lifestyle at an exceptional value.