

11817 96A Street  
Grande Prairie, Alberta

MLS # A2283402



## \$375,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Ridge          |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,482 sq.ft.           | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre              |               |                   |
| <b>Lot Feat:</b> | Other                  |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate                   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Mixed, Vinyl Siding | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                |                   |    |

**Inclusions:** NA

This beautifully updated home offers 3 bedrooms and 2 full bathrooms, set on a large, mature lot with a fully fenced yard that provides both privacy and plenty of space for kids, pets, or entertaining. The interior has been thoughtfully refreshed with a brand-new kitchen, new flooring, and modern finishings throughout, creating a bright, stylish, and truly move-in-ready space. A single attached garage adds everyday convenience, especially during colder months. The spacious primary bedroom on the upper level feels like a private retreat, featuring its own deck overlooking the backyard—perfect for morning coffee, evening relaxation, or enjoying the peaceful outdoor setting. This home blends comfort, updates, and outdoor space in a layout that works for everyday living and hosting alike.