

\$329,000 - 11813 95 Street, Grande Prairie

MLS® #A2213456

\$329,000

5 Bedroom, 3.00 Bathroom, 1,190 sqft
Residential on 0.14 Acres

Crystal Ridge., Grande Prairie, Alberta

This beautiful bungalow in Crystal Ridge is move-in ready and full of potential! Located on the inner loop of a quiet cul-du-sac, just around the corner from a big green space and only 2 blocks from Crystal Lake walking trails, you can explore the great outdoors year round with no excuses!

On the main level you will find an open concept layout, complete with a sunken living room adorned by a wood burning fireplace. There are new windows everywhere you look, allowing plenty of natural light in. The kitchen offers a full coffee bar separate from the cooking area, as well as a large dining room, again with more beautiful windows. On the main you will find 3 bedrooms, and one and a half baths - with the half bath being the ensuite.

Downstairs you have loads of room for a potential MIL suite, made possible by your private back door entrance and a kitchenette area already in place. Two bedrooms and a full bathroom await you downstairs, as well as a large living room complete with gas fireplace.

The backyard is really a gardeners sanctuary, featuring a raised garden bed, 3 sheds, a beautiful greenhouse, and a ground level deck with pergola. The mature trees and location seem to attract wildlife, and the backyard is a pass-through route for the local deer.



Call your trusted realtor today to view this cozy home!

Built in 1978

Essential Information

MLS® #	A2213456
Price	\$329,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11813 95 Street
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4N9

Amenities

Parking Spaces	3
Parking	Off Street, RV Access/Parking, Attached Carport

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Irregular Lot, Lawn, Low Maintenance Landscape, Street Lighting, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 21st, 2025
Days on Market	7
Zoning	RG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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