

11702 94A Street
Grande Prairie, Alberta

MLS # A2283311



\$240,000

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|------------------|---|---------------|-------------------|
| Division: | Crystal Ridge | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 822 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Fruit Trees/Shrub(s) | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: N/A

Located on a nice sized corner lot, this adorable home is a perfect starter home or investment property. It offers 3 bedrooms (2 up & 1 down) and a full bathroom. The kitchen and main living area are bright and spacious. The partially developed basement is ready for future finishing touches. Parking has space for three vehicles and there is plenty of street parking. The back yard is fully fenced and private. There also a large shed out back for safe storage. Only a short distance from Crystal Park elementary school, Crystal Lake park/walking trails, bike park and dog park.