

12017 95B Street
Grande Prairie, Alberta

MLS # A2338892



\$399,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,297 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Sump Pump(s)		

Inclusions: N/A

NOW VACANT....IMMEDIATE POSSESSION OPPORTUNITY! Looking for a well maintained home with extensive features....look no further....welcome to Crystal View! Properties on this street are a rare find! Lets start our tour of this wonderful bi-level where you are welcomed by the bright & cozy living room space, set up for entertainment and relaxation. Lets continue on into the kitchen where you are sure to be impressed by the island feature, extensive cabinetry, not one but two pantries (one being a walk in), large formal dining space, and access to the entertainers south facing covered deck with natural gas bbq line as an added bonus. The main floor offers a expansive primary bedroom, which includes a private 3 piece ensuite for ultimate comfort. Completing the main floor are two additional sizable bedrooms, along with a conveniently located 4 piece bathroom. Did I mention the fully developed basement with a generous 2nd living room space featuring gas fireplace, a 3 piece bathroom, laundry room/storage area, along with a 4th bedroom. Additional features include A/C, Heated Double Garage, Updated Shingles, High Efficiency Furnace & excellent location just steps from bus stops, parks, playgrounds, and Crystal Park School. Welcome to Crystal View...Welcome Home!