

12106 95A Street
Grande Prairie, Alberta

MLS # A2339267



\$385,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,363 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Full of personality and vintage-inspired charm, this spacious four-level split offers five bedrooms, three bathrooms and a layout that truly stands out! The main floor welcomes you with a generous living room featuring a cozy gas fireplace and an adjoining flex space perfect for formal dining, a sitting area or your own retro-inspired record lounge. The kitchen embraces the home's character with warm wood cabinetry, decorative glass accents and plenty of workspace, while the adjoining dining area provides a comfortable setting for everyday meals. Upstairs, you will find three bedrooms and a four-piece bathroom, including an inviting primary suite with its own three-piece ensuite and private access to the deck—perfect for quiet morning coffee, evening conversations or unwinding together beneath the stars. The lower level features a spacious family or recreation room with a wood-burning fireplace, laundry and another four-piece bathroom. Two additional bedrooms on the fourth level offer extra space for family, guests, a home office or hobbies. A double attached garage completes this one-of-a-kind home, where timeless character, comfortable living and a little romance come together beautifully!