

11829 96 Street  
Grande Prairie, Alberta

MLS # A2339996



# \$329,900

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Crystal Ridge          |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,896 sq.ft.           | Age:   | 1977 (49 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 2 half   |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | 0.22 Acre              |        |                   |
| Lot Feat: | Pie Shaped Lot         |        |                   |

|             |                   |
|-------------|-------------------|
| Heating:    | Forced Air        |
| Floors:     | Carpet, Linoleum  |
| Roof:       | Asphalt Shingle   |
| Basement:   | Full              |
| Exterior:   | Wood Frame        |
| Foundation: | See Remarks       |
| Features:   | Laminate Counters |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | RG |
| Utilities: | -  |

Inclusions: na

Welcome to this spacious bungalow situated on a desirable pie-shaped lot backing onto a park. The main floor offers three bedrooms, including a primary bedroom with a convenient 2-piece ensuite, along with two separate living areas and the home's original kitchen. The fully developed basement provides even more space with an additional bedroom, a large flex room, and a 4-piece bathroom featuring a sauna, which is being sold as-is. Additional highlights include a single attached garage, a recently replaced roof, and a fantastic location backing onto a park. With plenty of space and potential, this home is ready for your personal touch!