

11706 98 Street
Grande Prairie, Alberta

MLS # A2345120



\$319,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,129 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, All Window Coverings, Shed

Welcome to this charming bungalow nestled in the desirable and established neighbourhood of Crystal Ridge! Offering a functional layout, thoughtful updates, plenty of living space, and a beautiful outdoor setting, this home has so much to offer inside and out. The main floor features a warm and inviting living space complete with a wood-burning fireplace, bringing both character and cozy comfort to the home. Beautiful hardwood flooring and updated carpet flow throughout the main floor, while most of the windows have also been upgraded in previous years. The kitchen was refreshed approximately three years ago, creating an updated space for everyday living and entertaining. You'll also find three bedrooms conveniently located on the main floor along with a 3-piece bathroom, where the shower was redone approximately three years ago. Another valuable update includes the high-efficiency furnace, also installed approximately three years ago. Downstairs, the developed basement provides even more space for the household to spread out and enjoy. A spacious family room offers the perfect spot for movie nights, a games area, or additional everyday living space. The basement also features a fourth bedroom and a 4-piece bathroom, adding great flexibility for guests, older children, a home office, or additional living arrangements. Outside is where this property really shines! Step into the beautifully landscaped and fully fenced backyard, surrounded by mature trees that create a peaceful and private outdoor setting. Whether you enjoy gardening, entertaining, relaxing outside, or simply having room to enjoy the warmer months, this yard offers a wonderful space to make your own. An enclosed deck extends your outdoor living space, while a storage shed provides additional room for your tools, lawn equipment, and seasonal items. A

concrete driveway provides convenient off-street parking, while the established Crystal Ridge location puts you in a mature neighbourhood close to everyday amenities. With four bedrooms, two bathrooms, multiple living spaces, valuable updates, and a beautiful treed backyard, this bungalow offers a wonderful combination of comfort, functionality, and character. The home is currently vacant and ready to move into, with the property professionally cleaned and the carpets freshly steam cleaned in preparation for its new owners. Come see everything this Crystal Ridge home has to offer!