



DON'T GAMBLE WITH YOUR HOME.
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11817 96A Street
 Grande Prairie, Alberta

MLS # A2171752



\$219,900

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	1973 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Lawn, Gentle Sloping		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Brick, Mixed, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Soaking Tub, Walk-In Closet(s), Wood Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Boxed Flooring throughout

Looking to get in to the renovation market? Or add to your rental portfolio? With low inventory out there, do as much or as little as you need to beautify this home. Check out this affordable 3 bedroom, 1.5 bathroom 2 Storey. This home is the perfect starter to get into the market. The main level features a large living room, full sized kitchen with dining room. Its complete with a 1/2 bathroom & Main floor laundry. Downstairs is partially developed! All you need to do is add your flooring your personal touches. Your new backyard is huge with tonnes of play space, gardening & is fully fenced. It has great potential for an entertaining space. This a great home, close to parks, multiple schools and has great accessibility to walking trails! Give your REALTOR® call to view this home for yourself