



**DJ Golden**  
**REAL ESTATE**

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**11808 98 Street**  
**Grande Prairie, Alberta**

**MLS # A2282336**



**\$320,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	774 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** NA

In recent years this home has been receiving important updates, making it well on its way through a thoughtful makeover. The work already completed includes a refreshed deck, an upgraded 100 amp electrical panel, new weeping tile around the exterior, updated flooring in select areas, replaced shingles, modernized plumbing, and upgraded windows. Offering a total of 4 bedrooms and 2 bathrooms, the layout features 2 bedrooms upstairs along with a 4-piece bathroom, and 2 more bedrooms downstairs with a 3-piece bath. A wide gravel driveway provides ample parking, and outside you'll also find a handy shed for storage or tinkering. Close to shopping and amenities, this property blends completed upgrades with plenty of opportunity for new owners to add their own finishing touches. Can come fully furnished for the right price.