



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

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**11817 96A Street**  
**Grande Prairie, Alberta**

**MLS # A2283402**



**\$375,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Mixed, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** NA

This beautifully updated home offers 3 bedrooms and 2 full bathrooms, set on a large, mature lot with a fully fenced yard that provides both privacy and plenty of space for kids, pets, or entertaining. The interior has been thoughtfully refreshed with a brand-new kitchen, new flooring, and modern finishings throughout, creating a bright, stylish, and truly move-in-ready space. A single attached garage adds everyday convenience, especially during colder months. The spacious primary bedroom on the upper level feels like a private retreat, featuring its own deck overlooking the backyard—perfect for morning coffee, evening relaxation, or enjoying the peaceful outdoor setting. This home blends comfort, updates, and outdoor space in a layout that works for everyday living and hosting alike.