

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

MLS # A2283402



\$375,000

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

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
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.