

11322 95 Street  
Grande Prairie, Alberta

MLS # A2211145



# \$403,000

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		
<b>Inclusions:</b>	Most furniture negotiable		

Very quiet street, no traffic\*\*\*Steps away from Crystal Park School, walking distance to shopping\*\*\*Bungalow with huge bedrooms, main floor laundry\*\*\*Big lot, sloped away from the house\*\*\*Heated oversized single garage\*\*\*Tonnes of parking in driveway, RV parking\*\*\*Both main bathrooms upgraded recently\*\*\*NO Carpet\*\*\*Mother in law suite, could be upgraded to a legal suite\*\*\*Spacious deck - facing west for those prairie sunsets\*\*\*Cold storage room in basement\*\*\*Most furniture, tools is negotiable\*\*\*Recent upgrades: Shingles 2018, HWT 2019, kitchen backsplash, light fixtures main level, paint, new trim in basement\*\*\*Central vac piping is plumbed in, just need a cannister