

**12125 95A Street  
Grande Prairie, Alberta**

**MLS # A2238247**



**\$264,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Garden, Gentle Sloping, Landscaped, Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Garden Shed

Great Starter Home or Investment Opportunity in Crystal Ridge! Welcome to this charming and affordable home located in the desirable Crystal Ridge neighborhood. Perfect for first-time buyers or investors, this property offers both comfort and convenience—with schools, parks, and all amenities just minutes away. Quick possession is available, making it easy to move in or rent out right away! Step inside to a bright and spacious living room featuring a cozy wood-burning fireplace—ideal for relaxing evenings. The kitchen is functional and well-equipped with all appliances included. The fully fenced backyard is a standout feature, offering privacy and plenty of space to enjoy. Mature trees provide shade and beauty, while the garden shed, raised beds, and a thriving vegetable garden make this a dream for green thumbs. This home is vacant and ready for immediate possession—don't miss your chance to own in a great location at an affordable price. Contact your favorite REALTOR® today to book a viewing!