

**11805 94a Street
Grande Prairie, Alberta**

MLS # A2243598



\$385,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,073 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, No Neighbours		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

UPDATED TURN-KEY BI-LEVEL IN CRYSTAL RIDGE — PRIME LOCATION, EXTENSIVE UPDATES, 24 x 24 DETACHED HEATED GARAGE! Welcome to this beautifully maintained and fully upgraded bi-level located in the sought-after community of Crystal Ridge—just steps from the scenic Crystal Lake walking trails. This move-in-ready gem offers 3 bedrooms, 2 full bathrooms, a detached 24x24 heated garage, and a long list of thoughtful updates throughout. MAIN FEATURES: • Bright & spacious layout perfect for entertaining • Stunning renovated kitchen with maple cabinetry, large island, and updated finishes • 9x12 sunroom offering a cozy space to relax year-round • Large primary bedroom with hardwood flooring and backyard views • 2nd bedroom and a stylish full main bath on the upper level LOWER LEVEL HIGHLIGHTS: • Oversized 3rd bedroom • Second full bathroom • Large open living space—ideal for a theatre area, games room, or future 4th bedroom • Generous laundry room with excellent storage RECENT UPGRADES INCLUDE: • New upstairs & downstairs bathrooms • New flooring in spare room, basement, and primary bedroom • New electrical panel box • New air conditioning • All new lighting & ceiling fans • Fresh paint throughout the entire home • New railings, updated roof insulation, and new roof • Newer hot water tank, furnace, and windows • Wired for hot tub EXTERIOR FEATURES: • Fully landscaped and fully fenced yard • Stamped concrete driveway with ample space for RV parking • Mature tree, and plenty of outdoor space to enjoy • 24x24 heated detached garage with welder plug and 220V wiring—the ultimate workshop or man cave! This home is truly move-in ready, offering the perfect

combination of location, functionality, and tasteful upgrades. Whether you're starting a family, downsizing, or looking for a quiet location with access to nature, this Crystal Ridge property is a must-see. Don't miss your chance to own a home that has it all—contact your REALTOR® today to book a private showing!