

**11808 98 Street
Grande Prairie, Alberta**

MLS # A2250540



\$315,500

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	774 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind		

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

Inclusions: NA

In recent years this home has been receiving important updates, making it well on its way through a thoughtful makeover. The work already completed includes a refreshed deck, an upgraded 100 amp electrical panel, new weeping tile around the exterior, updated flooring in select areas, replaced shingles, modernized plumbing, and upgraded windows. Offering a total of 4 bedrooms and 2 bathrooms, the layout features 2 bedrooms upstairs along with a 4-piece bathroom, and 2 more bedrooms downstairs with a 3-piece bath. A wide gravel driveway provides ample parking, and outside you'll also find a handy shed for storage or tinkering. Close to shopping and amenities, this property blends completed upgrades with plenty of opportunity for new owners to add their own finishing touches.