

**12134 97B Street  
Grande Prairie, Alberta**

**MLS # A2278607**

**\$249,900**



<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Low Density Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garba
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	N/A		

Tucked in a cul de sac in Crystal Ridge, this home offers a comfortable layout with several recent updates! Step inside to the living room, where new carpet, vaulted ceilings, and a gas fireplace create a spacious feel. A large window brings in plenty of natural light, and the room flows easily into the kitchen, making the main living area feel open and connected. The kitchen continues the vaulted ceilings and is both practical and welcoming. There is an eat up bar for casual meals, a skylight that brightens the space, a pantry for storage, and a new stove already in place. Directly across from the kitchen is the dining room, open to both spaces. Built in cabinets add useful storage, and another large window keeps the room bright throughout the day. The primary bedroom is spacious and set apart for privacy. It features a walk in closet and a full ensuite with a corner jacuzzi tub, walk in shower, and a large vanity that offers plenty of counter space and storage. Two additional bedrooms and a full bathroom complete the sleeping areas. A dedicated laundry room adds everyday convenience, and air conditioning keeps the home comfortable year round. Outside, the fenced yard is nicely landscaped and has a shed for extra storage and a deck / patio area that will be great to enjoy in the warmer months. With new carpet throughout, a functional layout, and a great Crystal Ridge location, this home checks a lot of important boxes. Call your REALTOR® today to book a showing.