

**12129 94a Street
Grande Prairie, Alberta****MLS # A2278849****\$379,900**

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Landscaped		

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

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, ALL FURNITURE

Great starter or revenue property 5 BEDROOM 2 BATHROOM BUNGALOW located in a nice family neighborhood, featuring a huge yard with plenty of room to build a garage (CURRENTLY LOTS OF ROOM TO PARK THAT RV YOU HAVE IN STORAGE!). The home offers numerous recent upgrades, including NEWER WINDOWS ON MAIN LEVEL ,newer doors on the upper level, VINYLE PLANK flooring throughout the entire main floor, a new drop-down ceiling in the lower level, and new pot lights in the rec room. The kitchen is enhanced with a new backsplash, and the home offers spacious bedrooms, three ON THE MAIN LEVEL of which feature walk-in closets. The lower-level features 2 bedrooms, a den/storage room and bathroom along with a functional family room layout. With a total of five bedrooms and a large yard offering excellent future potential, this property is well worth a look—you’ll be pleasantly surprised! LARGE PARKING PAD FIT FOR A RV AND ANY OTHER VEHICLES YOU MAY NEED TO PARK! NOTABLE FEAUTRES - HOME HAS HOT WATER ON DEMAND, GREAT LOT BACKING ONTO LAKELAND DR WHICH GIVES ACCESS TO CRYSTAL LAKE, CRYSTAL LAKE BIKE PARK AND MORE!- MOVE IN READY!