11856 96 Street
Grande Prairie, Alberta

MLS # A2273814

$305,000

Division:	Crystal Ridge
Type:	Residential/House
Style:	Bungalow

Size:	1,006 sq.ft.	**Age:**	1977 (48 yrs old)
Beds:	3	**Baths:**	2

Garage:	Off Street
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Tile, Vinyl		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	RG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Storage			

Inclusions:	Deep freezer

This delightful bungalow is a captivating find. Stepping inside, you'll be greeted by a warm and inviting open main living area, where chic meets character. A cozy living room with a beautiful bay window to let all the natural light in. The kitchen and dining area mend together effortlessly and showcase oak cabinets, black hardware and a freshly redone white counter. Two bedrooms on the main floor both a great size with ample closet space. The main bathroom is located in the middle with soft green cabinets, jet tub and in-floor heat comfort. While recent enhancements such as fresh paint, trim, new fixtures, hardware, and updated flooring throughout the majority of the home, it still ensures that it’s captivating character shines through. Even more upgrades speak to it’s impeccable maintenance, including a new roof in 2023, brand new hot water tank and dishwasher, and refreshed upper windows. The basement offers an open-concept design with rustic cedar touches and the cozy comfort of a wood-burning stove—perfect for those chillier evenings. There's no shortage of storage with an abundance of closets and a dedicated storage room. Outside, the private sanctuary awaits, featuring a three-tier side deck for tranquil evenings by the fire, surrounded by mature trees and a fully fenced yard that backs onto an easement for added privacy. Complete with a dog run and shed, this oasis is a haven of peace.