

# \$249,900 - 11901 94a Street, Grande Prairie

MLS® #A2239055

**\$249,900**

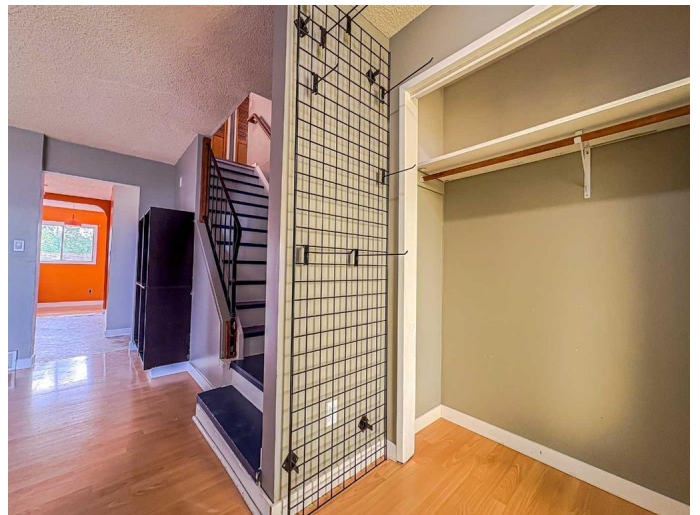
3 Bedroom, 2.00 Bathroom, 1,143 sqft  
Residential on 0.08 Acres

Crystal Ridge., Grande Prairie, Alberta

Welcome to this spacious, move-in ready duplex ideally located just steps from beautiful Crystal Lake. Enjoy the serenity of bird watching, explore the bike park, or take advantage of the paved and unpaved walking trails, all just outside your door. With the off-leash dog park nearby and close proximity to everyday amenities, this home offers something for everyone. The main floor features a well-sized kitchen with plenty of storage and a window overlooking the fully fenced backyard, ideal for keeping an eye on kids or pets. A bright dining area connects to the kitchen and here you will find the main floor half bathroom. The living room is large, open and has oversized windows that flood the space with natural light. Upstairs, you'll find three comfortable bedrooms and a full bathroom which is perfect for families or guests. The partially finished basement adds valuable living space with a completed bathroom, laundry area, and a rec room that's just waiting for your finishing touches. Outside, the backyard is fully fenced and includes a spacious shed. Whether you're a nature lover, active family, or first-time buyer, this home combines the best of both indoor comfort and outdoor adventure. Don't miss your chance to make this home yours!

Built in 1977

## Essential Information



MLS® #	A2239055
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,143
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	11901 94a Street
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4N8

### **Amenities**

Parking Spaces	1
Parking	Driveway, Off Street

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 14th, 2025  
Days on Market                3  
Zoning                              RG

**Listing Details**

Listing Office                    RE/MAX Grande Prairie

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