



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**12114 95B Street**  
**Grande Prairie, Alberta**

**MLS # A2220295**



**\$325,000**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Ridge     |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | 1 and Half Storey |               |                   |
| <b>Size:</b>     | 1,592 sq.ft.      | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 3                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Attached Carport  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre         |               |                   |
| <b>Lot Feat:</b> | Landscaped        |               |                   |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Wood                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks             |                   |    |

**Inclusions:** Any and all chattels as viewed

Fully developed, unique style home in Crystal Ridge. Carport. Deck. Home has nice large rooms. Great family home or revenue property!