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11809 97 Street
Grande Prairie, Alberta

MLS # A1191878



\$280,000

Division:	Crystal Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,664 sq.ft.	Age:	1973 (49 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, See Remarks, Storage		

Inclusions: All light fixtures

You're going to love coming home! Space, charm, and lots of unique features are just the start of what this home has to offer. Let's start with location. Minutes from Superstore, The Prairie Mall, countless restaurants, and multiple playgrounds. Pulling up to this 4-level split you will notice the wonderful curb appeal and the paved driveway that goes all the way around to the side of the house, where you will find the attached double garage. You can enter the house from the front or go through the side entrance. Once inside the main level, you can enjoy all the natural light coming into the living room and the kitchen. The kitchen offers plenty of counter and cupboard space, a kitchen island, and sinks that overlook the backyard- perfect for those busy parents who are cooking dinner but want to keep an eye on the kids playing outside. The upstairs boasts 2 spare bedrooms, a full bathroom, and the master bedroom. You'll find all sorts of great surprises in the master, like the huge, open closet and the 3-piece bathroom featuring a giant, sunken down jetted tub! The third level is full of comfort and warmth, offering a wood burning stove, an extra great room, and a full bathroom. The real icing on the cake is the snooker room with access into the back yard with a doggie door for your best friend! The final level is where you will find your laundry room, a storage room, and another room which would be perfect for a home office or workout room. We'll finish with the backyard- a hassle-free space for your kids or dogs. With a little extra love, you can make this one your forever home! Call your favorite agent today & come fall in love with this charming home!