

# \$229,900 - 12110 95b Street, Grande Prairie

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MLS® #A2254272

**\$229,900**

4 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.13 Acres

Crystal Ridge., Grande Prairie, Alberta

Where can you find a stand-alone house at this price these days? Sitting on a massive lot with tons of land value, this solid-boned home is truly a rare opportunity, especially when the city has assessed it at \$278,000 and with nearly 95% of homes in Grande Prairie selling above their assessed value, you know you can't go wrong here. Tucked away in a quiet cul-de-sac on the north side, perfectly situated between two elementary schools, this inviting home is ideal for first-time buyers or investors alike. The main level offers a functional and timeless layout with two cozy bedrooms, a bright primary bathroom, and a kitchen featuring tall white cabinets that extend to the ceiling, maximizing storage while keeping the space light and open. Homes built in this era are known for their efficiency and practicality, and this one still leaves plenty of potential to open walls and create something truly stunning. Downstairs, the fully finished basement adds two more bedrooms, a bathroom, and a laundry area, making it perfect for families or renters. Outside, the backyard is fully fenced with a shed, while the massive lot includes easements beside and behind, plus enough room to extend the driveway, add RV parking, or even build a garage. Priced lower than many condos, duplexes, or manufactured homes, this property's middle name is Value and its last name is Opportunity—don't miss your chance to make it yours today!



Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254272    |
| Price          | \$229,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 828         |
| Acres          | 0.13        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12110 95b Street |
| Subdivision | Crystal Ridge.   |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 5C8          |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

**Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Laminate Counters       |
| Appliances        | Dishwasher, Range Hood  |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Rectangular Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | RG                  |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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