

# \$385,000 - 11805 94a Street, Grande Prairie

MLS® #A2243598

## \$385,000

3 Bedroom, 2.00 Bathroom, 1,073 sqft  
Residential on 0.15 Acres

Crystal Ridge., Grande Prairie, Alberta

UPDATED TURN-KEY BI-LEVEL IN CRYSTAL RIDGE – PRIME LOCATION, EXTENSIVE UPDATES, 24 x 24 DETACHED HEATED GARAGE!

Welcome to this beautifully maintained and fully upgraded bi-level located in the sought-after community of Crystal Ridge – just steps from the scenic Crystal Lake walking trails. This move-in-ready gem offers 3 bedrooms, 2 full bathrooms, a detached 24x24 heated garage, and a long list of thoughtful updates throughout.

### MAIN FEATURES:

- Bright & spacious layout perfect for entertaining
- Stunning renovated kitchen with maple cabinetry, large island, and updated finishes
- 9x12 sunroom offering a cozy space to relax year-round
- Large primary bedroom with hardwood flooring and backyard views
- 2nd bedroom and a stylish full main bath on the upper level

### LOWER LEVEL HIGHLIGHTS:

- Oversized 3rd bedroom
- Second full bathroom
- Large open living space – ideal for a theatre area, games room, or future 4th bedroom
- Generous laundry room with excellent storage

### RECENT UPGRADES INCLUDE:

- New upstairs & downstairs bathrooms
- New flooring in spare room, basement,



and primary bedroom

• New electrical panel box

• New air conditioning

• All new lighting & ceiling fans

• Fresh paint throughout the entire home

• New railings, updated roof insulation, and new roof

• Newer hot water tank, furnace, and windows

• Wired for hot tub

**EXTERIOR FEATURES:**

• Fully landscaped and fully fenced yard

• Stamped concrete driveway with ample space for RV parking

• Mature tree, and plenty of outdoor space to enjoy

• 24x24 heated detached garage with welder plug and 220V wiring—the ultimate workshop or man cave!

This home is truly move-in ready, offering the perfect combination of location, functionality, and tasteful upgrades. Whether you're starting a family, downsizing, or looking for a quiet location with access to nature, this Crystal Ridge property is a must-see.

Don't miss your chance to own a home that has it all—contact your REALTOR® today to book a private showing!

Built in 1976

### **Essential Information**

MLS® #	A2243598
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,073
Acres	0.15
Year Built	1976
Type	Residential

Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	11805 94a Street
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4N6

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, Parking Pad, Driveway
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Level, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 16th, 2025
Days on Market	1
Zoning	RG

## Listing Details

Listing Office          Sutton Group Grande Prairie Professionals

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