

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

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	10
Zoning	RG

Listing Details

Listing Office	RE/MAX Grande Prairie
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