

**11826 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2228735**



**\$434,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Crystal Ridge   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,217 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | City Lot, Front Yard, Garden, Landscaped, Lawn, Level, Many Trees |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile                                   | <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, Wood Frame   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |    |

**Inclusions:** Existing Blinds, Shed, Curtains, Curtain Rods, Laundry Sink, Wine Fridge, Beverage Fridge.

This beautifully upgraded bungalow offers over 2,200 square feet of total living space and is ideally situated in a quiet, family-friendly loop close to schools, parks, and scenic walking trails. With four bedrooms, a flex room, and three bathrooms, this home offers the perfect layout for families, downsizers, or anyone seeking comfort, space, and modern updates in a well-established neighborhood. The main level features three spacious bedrooms, including a primary suite with its own private half-bath. The main bathroom has been stylishly updated with a deep soaker tub and floor-to-ceiling tile on all walls and floors, creating a relaxing and modern feel. The kitchen is the heart of the home and was completely renovated in 2015. It includes warm maple cabinetry with upper cabinets that reach the ceiling, a large island with two pot drawers and an extended countertop for additional prep or eating space, a pull-out garbage drawer, tray dividers, and a brand new range hood. For added convenience, it also features a built-in wine fridge and beverage fridge. The adjacent dining area is open and welcoming, with a newer oak railing and elegant metal spindles that add a touch of character to the space. Throughout the living room and hallway, rich 3/4-inch solid oak hardwood adds timeless warmth, and the beautiful brick fireplace with a wood mantle and built-in bookcases makes a stunning year-round focal point, especially during the holidays. Downstairs, the fully finished basement provides even more functional space. You'll find a large fourth bedroom, a versatile flex room that can serve as a home office, gym, or playroom, and a beautifully finished three-piece bathroom featuring an oversized tiled shower. The spacious laundry room includes a laundry sink, generous storage, and newer washer and dryer installed in 2022. Important updates have already been done, including

newer shingles in 2018, five-inch eavestroughs in 2019, a high-efficiency furnace in 2015, and a hot water tank in 2016. Vinyl siding and brick accents were added in 1995, along with double-pane vinyl windows and doors. The oversized 22 by 24 garage, built in 1995, was fully insulated and drywalled in 2024 and offers excellent workspace or extra storage. Outdoor living is just as impressive. A huge two-tier back deck, built in 2021, is ideal for entertaining, while the charming front deck, accessed through French doors off the kitchen, is the perfect place for your morning coffee. The backyard also includes a 10 by 12 storage shed and mature landscaping with trees, shrubs, and well-established perennial beds in both the front and back. Just a short walk from a nearby playground, five minutes from Crystal Park School and Crystal Lake trails, and fifteen minutes from Maude Clifford School, this home is perfectly located in a walkable, friendly neighborhood. With quality upgrades, spacious living, and a warm and welcoming atmosphere, this bungalow is ready for you to move in and enjoy for years to come.