# \$325,000 - 12114 95b Street, Grande Prairie

MLS® #A2220295

## \$325,000

3 Bedroom, 2.00 Bathroom, 1,592 sqft Residential on 0.15 Acres

Crystal Ridge., Grande Prairie, Alberta

Fully developed, unique style home in Crystal Ridge. Nice size bedrooms and spacious living room with a vaulted ceiling. Loft area overlooking the living room. Some great updates! Carport. Access to deck through dining area. Huge and private back yard. Great family home or revenue property! The Assessment Value of this home has been addressed with the City of Grande Prairie and they are willing to re-assess the property in January 2026. They agree that the Assessment Amount currently in place does not reflect the value of this home as compared to others in the area. In this discussion, the City agreed that the value is much higher than it should be and will be re-determined at that time and the property taxes will be adjusted for the 2026 tax year.



#### **Essential Information**

MLS® # A2220295 Price \$325,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,592 Acres 0.15

Year Built 1980

Type Residential







Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 12114 95b Street

Subdivision Crystal Ridge.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 5C8

### **Amenities**

Parking Spaces 2

Parking Attached Carport

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

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Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Private Yard
Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

#### **Additional Information**

Date Listed August 1st, 2025

Days on Market 96 Zoning RG

# **Listing Details**

## Listing Office RE/MAX Grande Prairie

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