

\$425,000 - 11822 96 Street, Grande Prairie

MLS® #A2271725

\$425,000

4 Bedroom, 3.00 Bathroom, 1,158 sqft

Residential on 0.16 Acres

Crystal Ridge., Grande Prairie, Alberta

Welcome to Crystal Ridge! This cozy, beautifully updated 1,158 sq ft home is the perfect fit for a growing family that loves spending time outdoors. It's warm, inviting, and full of thoughtful updates inside and out. Step inside to a bright 4-level split with 4 bedrooms and 2.5 baths, including a comfortable primary bedroom with a refreshed ½-bath ensuite. The upper levels feature new vinyl plank flooring and carpet, and the updated kitchen (2018) shines with new cabinets, soft close features, corian countertops, backsplash, pantry, pot lights, stainless steel appliances and new interior doors. You'll also find fresh light fixtures, new baseboards, a charming bay window, central air, a cozy wood-burning fireplace, and refreshed bathrooms throughout—making the home feel both modern and welcoming. This home has been well cared for, with practical upgrades such as newer siding, shingles (2014), eaves (2011), fascia, soffits, windows (2011), and exterior doors. The electrical panel has been updated, the garage received upgraded service in 2023, and there's even a generator plug for peace of mind. The basement bedroom includes a proper egress window, and the third level impresses with 9-ft ceilings & built in shelving. Outside, the yard is truly a treat—complete with an updated wood fence, a mature tree, easy-care perennials, a powered 10x10 shed, and plenty of space to play or unwind. The detached 24x24 garage offers 60-amp service with 240V capability, is



insulated and boarded, and features a powered overhead door. A paved driveway and RV parking add even more convenience.

Built in 1976

Essential Information

MLS® #	A2271725
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,158
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	11822 96 Street
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4P4

Amenities

Parking Spaces	7
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Built-in Features
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 19th, 2025
Days on Market	2
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.