



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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11817 96A Street  
Grande Prairie, Alberta

MLS # A2283402



\$375,000

|             |                            |            |    |
|-------------|----------------------------|------------|----|
| Heating:    | Forced Air                 | Water:     | -  |
| Floors:     | Laminate                   | Sewer:     | -  |
| Roof:       | Asphalt Shingle            | Condo Fee: | -  |
| Basement:   | Full                       | LLD:       | -  |
| Exterior:   | Brick, Mixed, Vinyl Siding | Zoning:    | RG |
| Foundation: | Poured Concrete            | Utilities: | -  |
| Features:   | See Remarks                |            |    |
| Inclusions: | NA                         |            |    |

This beautifully updated home offers 3 bedrooms and 2 full bathrooms, set on a large, mature lot with a fully fenced yard that provides both privacy and plenty of space for kids, pets, or entertaining. The interior has been thoughtfully refreshed with a brand-new kitchen, new flooring, and modern finishings throughout, creating a bright, stylish, and truly move-in-ready space. A single attached garage adds everyday convenience, especially during colder months. The spacious primary bedroom on the upper level feels like a private retreat, featuring its own deck overlooking the backyard—perfect for morning coffee, evening relaxation, or enjoying the peaceful outdoor setting. This home blends comfort, updates, and outdoor space in a layout that works for everyday living and hosting alike.