



11101 96A Street  
Grande Prairie, Alberta

MLS # A2164477



**\$327,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Gravel Driveway		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Lovely home in the mature neighborhood of Mountview. This home has had many upgrades over the years including a double car detached garage in 2015. The main floor is now an open concept design with a new kitchen (solid oak cabinetry) with granite tile counters. There is an eating island and all black appliances. The flooring throughout the main floor is hardwood except for tile in the completely renovated bathroom. The main floor has 2 bedrooms (one very large bedroom that used to be 2 rooms) and another average size bedroom. There are new windows on the main level and a newer patio door to the back deck. The basement has brand new carpet just installed. There is a family room, huge tiled custom bathroom in the basement and an office with the potential for a bedroom. The whole house has just been repainted with a very neutral tone. The garage is 24'x24' with all electrical done, side walls insulated and a very quiet garage door opener. The yards in this neighborhood are huge and this one is no exception. The yard is mostly fenced except by the driveway. There is a nice size shed for dry storage and gardening/yard equipment. This is a very nice first time buyer home! Immediate possession!