



GRASSROOTS
REALTY GROUP

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**11401 97 Street
Grande Prairie, Alberta**

MLS # A2216627



\$379,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Additional Parking, Aggregate, Double Garage Detached, On Street, RV Access		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

This spacious 6-bedroom, 3-bathroom bi-level home is located on a quiet cul-de-sac corner lot across from a park. It boasts a large, beautifully landscaped yard with huge trees and a double detached heated garage! The interior features new flooring throughout, a huge living room, a large kitchen with stainless steel appliances (including 2 new appliances), and a dining area with patio door access to the large, private backyard. There are 3 bedrooms upstairs, including a master bedroom with a 2-piece ensuite, and 3 additional bedrooms downstairs, offering plenty of space for family living. The fully developed lower level includes a cozy family room, a 3-piece bathroom, a laundry room, and storage under the stairs. Enjoy outdoor entertaining with a gas line to the deck for a BBQ, and take advantage of the 24x26 heated detached garage, which is wired for 220V and has a 10' ceiling with an 8'x16' door, providing ample room for your vehicles or workshop, along with additional concrete parking. There's even space for RV parking! All of this is in a well-established, older neighborhood, making it a perfect place to call home!