



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

11105 93A Street  
Grande Prairie, Alberta

MLS # A2222647



**\$329,900**

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** Fridge, Stove, Range Hood, Washer, Dryer

Tucked away in a quiet cul-de-sac in desirable Mountview, this beautifully updated bungalow offers comfort, flexibility, and charm, all in a central location. The main floor features a functional layout with 2 bedrooms and 1 full bathroom, but was originally designed with 3 bedrooms and could easily be converted back to suit your needs. Downstairs, you'll find another bedroom, a second full bathroom, and excellent potential for a suite thanks to two separate entrances, perfect for extended family or future rental income. Several key updates have already been completed, including a recently replaced roof and newer windows throughout most of the home. Inside, the space is bright, clean, and move-in ready. The backyard is private and spacious, with mature trees, a large deck for relaxing or entertaining, and plenty of room to build a garage. Conveniently located near schools, with easy access to shopping and other amenities, this home combines a quiet setting with central convenience. Whether you're looking for a great family home or an investment opportunity, this one is a must-see!