



**GRASSROOTS**  
REALTY GROUP

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**11110 95 Street**  
**Grande Prairie, Alberta**

**MLS # A2222821**



**\$399,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls

Discover the perfect blend of charm and modern comfort in this beautifully upgraded character home located in Mountview. Thoughtfully renovated to preserve its unique architectural details, this residence features a spacious open floor plan flooded with natural light. The kitchen boasts bright white cabinetry, subway tile backsplash and stainless steel appliances plus includes an island with eating bar. The sunken dining room is paired with a nook complete with bench seating and shelving. The expertly designed space has a board and batten feature wall in the living room plus modern light fixtures and custom touches. The main-floor primary bedroom features a walk-in closet, a luxurious ensuite and patio doors with backyard access. An additional bedroom and full bathroom on the main level provide ideal family or guest accommodations. Upstairs, a bright bonus room with a private balcony also hosts an office/bedroom, offering flexible living space for work or relaxation. The fully developed basement boasts a family room, a generous bedroom, full bathroom, and a dedicated home gym. Outside, enjoy the expansive, fully fenced and landscaped backyard—perfect for entertaining or unwinding. A single attached garage completes this one-of-a-kind home, located in a quiet, established neighbourhood beside a park. Move-in ready and full of personality, this home is a rare find! Book your showing today!