



**GRASSROOTS**  
REALTY GROUP

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**11409 97 Street**  
**Grande Prairie, Alberta**

**MLS # A2246742**



**\$399,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Gravel Driveway, Oversized, Single Garage Detached,		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Pie Shaped Lot		

<b>Heating:</b>	Exhaust Fan, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Other, Tile	<b>Sewer:</b>	-
<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>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** NA

**MOVE-IN READY!** Step into this beautifully renovated bungalow and feel instantly at home. From the moment you walk through the door, you'll be greeted by a warm, open-concept floor plan that's perfect for both everyday living and entertaining family and friends. The spacious kitchen offers ample cabinet space and overlooks your private, tree-filled backyard. The inviting living room, complete with a cozy wood-burning fireplace, flows seamlessly into a generous dining area—large enough to host gatherings with ease. New windows (2017) bathe the main floor in natural light. Here, you'll also find a comfortable primary bedroom, a second bedroom, and a full bathroom. The fully developed basement expands your living space with a large bedroom, game or family room, laundry area, wine room/cold storage, and an additional bathroom. Notable upgrades include: Flooring (2019) Paint (2019) Lighting updates Windows (2017) Appliances (2020) Attic insulation Shingles (2019) Furnace (2011) Basement carpet (2019) Exterior stucco (2019) Outside, enjoy a large yard with mature trees, a garden, and a single 18x24 garage with in-floor heat. All this on a quiet street, right across from a park and close to schools and shopping. If you're looking anywhere in the area, this home is a must-see! Book your showing today.