



**GRASSROOTS**  
REALTY GROUP

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**10918 97 Street  
Grande Prairie, Alberta**

**MLS # A2104157**



**\$349,500**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** Shed

AMAZING location, across from a school and playground, very large yard, huge concrete driveway that has lots of room for RV or several cars and double car garage that is 24 X 30,, The home has most of the windows updated, updated 100 amp service with updated electric panel and has air conditioning. The deck and fence were built with pressure treated wood, there is a shed behind the garage and still lots of room in the backyard. There is a third entrance to the house at the back that you could use to make a suite in the basement. Main floor has 2 bedrooms, nice big updated window in living room, dining area and kitchen are very functional also. The basement is finished, with a bedroom, 2 piece bathroom and shower could be put back together, family room, utility room and another set of stairs up to back of the home, so 2 stairways to basement in this home! Call today to book a time to look!