



**11001 96A Street
Grande Prairie, Alberta**

MLS # A2152961



\$284,900

| | | | |
|------------------|-------------------|---------------|-------------------|
| Division: | Mountview | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,099 sq.ft. | Age: | 1963 (61 yrs old) |
| Beds: | 4 | Baths: | 1 |
| Garage: | Carport | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Lawn | | |

| | | | |
|--------------------|--------------------------------|-------------------|------------------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RG General Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage | | |

Inclusions: N/A

Quiet Location....Steps Away From Parks & Schools.....UPDATED & IMMEDIATE POSSESSION....Welcome to Mountview! At first glance of this excellent property you will notice the SPACIOUS CARPORT to keep the snow & sun off your vehicles. Step inside and you will notice right away the ELEGANT HARDWOOD FLOORS throughout much of the upper level. You will be greeted by a GENEROUS LIVING ROOM & FORMAL DINING AREA featuring an abundance of natural light. The kitchen offers TILE BACKSPLASH, GORGEOUS APPLIANCES, AND ACCESS TO THE BACKYARD. Upstairs you will find 2 LARGE BEDROOMS, A STUNNING 5 PIECE BATHROOM, AND A SUBSTANTIALLY SIZED PRIMARY BEDROOM. Visit the lower level and you will notice a SECOND LIVING ROOM, AN ADDITIONAL BEDROOM, AND A LARGE BASEMENT AREA PERFECT FOR STORAGE OPPORTUNITIES. Did I mention THE BRAND NEW FENCE, FRESH PAINT UPDATES, MASSIVE BACKYARD, AND AIR CONDITIONING to stay cool in the summer heat! WELCOME HOME!