



114, 11409 96 Street
Grande Prairie, Alberta

MLS # A2174625



\$329,900

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	926 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: none

Spacious and well maintained 55+ adult living unit in Horizon Village. This 2 bed, 1.5 bath duplex features vaulted ceilings, hardwood floors and main floor laundry. The attached garage has a natural gas line with venting and power installed making it ready for a garage heater. The basement is partially developed with plenty of room for storage. The rear deck has recently been upgraded with composite decking, aluminum railings and is partially covered with a natural gas line connection for a BBQ. Horizon Village complex offers a clubhouse with games tables and space to accommodate larger family gatherings. Don't miss your out on your new home! Call your realtor for a private showing today.