



**11106 95 Street
Grande Prairie, Alberta**

MLS # A2178698



\$199,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1964 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	City Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Handyman Special! Looking for your next project? This home is ready for someone with vision and a toolbelt! Featuring a 3-bedroom, 1-bathroom layout on the upper level and a 2-bedroom, 1-bathroom space on the lower level, this property offers versatile potential for multi-generational living, rental income, or a spacious family home. The large yard provides ample space for outdoor activities, gardening, or even future expansions. While the home needs some TLC, the solid layout and great bones make this a fantastic opportunity for investors, flippers, or DIY enthusiasts. This property is priced to sell and bursting with potential.