



**11109 93A Street
Grande Prairie, Alberta**

MLS # A2190646



\$339,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Charming and well maintained, this cozy 3-bedroom, 2-bathroom home is nestled in a peaceful cul-de-sac. This house has had many upgrades in the recent years, including a new roof, updated furnace, hot water tank, windows and doors! With a clear pride of ownership, this home boasts beautiful oak hardwood floors and a stunning mosaic tile design in the kitchen. The spacious kitchen also features a large pantry with adjustable metal shelving for added convenience. The partially developed basement includes an extra bedroom, bathroom and another area that is set up for a theatre room, perfect for movie nights. Outside you will find a double detached heated garage that is equipped with 220 wiring. Enjoy your fully fenced backyard, complete with a shaded exposed aggregate patio for outdoor relaxation. Stay cool with central air conditioning during the warmer months, or enjoy the ample parking space, including room for RV parking. Don't miss out on this lovely home! Contact us today to schedule a private viewing.