



11429 96B Street
Grande Prairie, Alberta

MLS # A2202055



\$315,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Gentle Sloping, Land		

Heating:	Forced Air, Pellet Stove, Wood	Water:	-
Floors:	Concrete, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Two bookshelves in second bedroom

For more information, please click Brochure button. This Mountview bungalow is close to two schools (Crystal Park & St Clements), and is within walking distance to Safeway and the Prairie Mall. Being in an older neighbourhood it's on a large lot with several mature trees. This corner lot has two sheds (also currently has a tent garage which can be removed if preferred). There's ample room for a garage to be built, for RV parking, or even an ADU (accessory dwelling unit) upon jurisdiction approval. The main floor has two bedrooms, as the third bedroom was converted to a den (but it can easily be converted back). There's a full bathroom and an ensuite half bath off the master bedroom. The basement is 90% finished. It has one bedroom (with an egress window), a full bathroom with heated floor, a family room with a pellet wood stove, a storage room, and a laundry room/workshop. New windows and kitchen were installed in 2012, shingles in 2010, furnace in 2004, and the hot water heater has about 5 years of use. Weeping tile was done around half of house in 2020, and a sump pump was installed.