



106, 11409 96 Street
Grande Prairie, Alberta

MLS # A2204326



\$375,000

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,080 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry		

Inclusions: FRIDGE STOVE DISHWASHER WASHER DRYER , 3 FILE CABINETS HAVE TO GO WITH HOME., TV STAND WITH ELECTIC FIREPLACE IN IT DOWNSTAIRS

Welcome to your perfect new home in one of the most sought-after 55+ communities! This immaculately maintained duplex bungalow offers low-maintenance living, a thoughtfully designed layout, and a vibrant community atmosphere. Step inside to a bright and airy open floor plan, with large south-facing windows in both the kitchen and living room that flood the space with natural light all year round. The main floor features a spacious primary bedroom with its own private ensuite, a second bathroom, and a generously sized den/office — perfect for working from home, enjoying puzzles, games, or accommodating guests. You'll love the convenience of main floor laundry and a double attached heated garage—ideal for those cold winter mornings. Just off the kitchen, step out onto your south-facing no-maintenance deck—a perfect spot to enjoy your morning coffee, summer BBQs, or just soak up the sun in peace and quiet. The fully finished basement offers even more space, including a large second living room, another bedroom, a full bathroom, and an absolutely HUGE storage and utility room for all your extra needs. With a monthly condo fee of \$407, all your lawn care, snow removal, and ice maintenance are completely taken care of—making this a truly carefree lifestyle. Plus, residents enjoy access to a lively entertainment room, perfect for socializing, events, and game nights with neighbors. Book your showing today—you're going to love it!