

11401 97 Street  
Grande Prairie, Alberta

MLS # A2216627



**\$379,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Aggregate, Double Garage Detached, On Street, RV Access		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Many Trees, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

This spacious 6-bedroom, 3-bathroom bi-level home is located on a quiet cul-de-sac corner lot across from a park. It boasts a large, beautifully landscaped yard with huge trees and a double detached heated garage! The interior features new flooring throughout, a huge living room, a large kitchen with stainless steel appliances (including 2 new appliances), and a dining area with patio door access to the large, private backyard. There are 3 bedrooms upstairs, including a master bedroom with a 2-piece ensuite, and 3 additional bedrooms downstairs, offering plenty of space for family living. The fully developed lower level includes a cozy family room, a 3-piece bathroom, a laundry room, and storage under the stairs. Enjoy outdoor entertaining with a gas line to the deck for a BBQ, and take advantage of the 24x26 heated detached garage, which is wired for 220V and has a 10' ceiling with an 8'x16' door, providing ample room for your vehicles or workshop, along with additional concrete parking. There's even space for RV parking! All of this is in a well-established, older neighborhood, making it a perfect place to call home!