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11401 97 Street
Grande Prairie, Alberta

MLS # A2216627



\$379,900

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

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