Better Homes and Gardens. REAL ESTATE | **APPROVED PROPERTIES**

(780) 532-3388
admin@approvedproperties.ca

11317 96A Street
Grande Prairie, Alberta

MLS # A2223407

$212,000

Division:	Mountview
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bi-Level

Size:	846 sq.ft.	**Age:**	1970 (55 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Parking Pad
Lot Size:	0.10 Acre
Lot Feat:	Front Yard

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

Inclusions: Dishwasher (does not function), Table and chairs, dresser, lawnmower, shed, freezer and air compressor

Home in the heart of Mountview—a location known for its family-friendly atmosphere, mature trees, and close-knit community. This charming property offers 3 spacious bedrooms and 1.5 bathrooms, making it an excellent choice for growing families or those seeking extra space. One of the upstairs bedrooms is uniquely equipped with specialized plumbing and drainage for a dialysis machine, offering added flexibility and potential for medical or utility use. The attention to detail shows—from the high-quality 40 MPA concrete driveway to the 50-year shingles installed just 7 years ago, giving peace of mind for years to come. Recent updates include a hot water tank replaced in 2024 and a fridge that's just 4 years old. The furnace, though 15 years old, has been regularly serviced and is in great working condition. Located within walking distance to not one, but two schools, and just steps from a convenient bus stop, this home makes daily commuting and school runs a breeze. The backyard features a sturdy, oversized shed that's built tough enough to house a quad—perfect for hobbyists or additional storage. With practical upgrades, a desirable neighborhood, and plenty of room to make it your own, this Mountview gem is ready for its next chapter. Don't miss the opportunity to make it yours!