



**GRASSROOTS**  
REALTY GROUP

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**11002 96A Street**  
**Grande Prairie, Alberta**

**MLS # A2216255**



**\$339,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG General Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** TV mounted on the wall in the main living room will be included

CHARACTER.....EXCELLENT LOCATION.....NO NEIGHBOURS BEHIND.....WELCOME TO MOUNTVIEW! This wonderful home has been cared for meticulously by its owners for decades! Upon first look you will notice the welcoming front deck space perfect for a morning coffee! Step into the home and notice the BRIGHT LIVING ROOM featuring UPDATED FLOORING and a perfect centerpiece to the home A WOOD BURNING FIREPLACE. Continue into the kitchen where you will love the AMPLE COUNTER SPACE, FORMAL DINING AREA & ACCESS TO THE OVERIZED 16'X29' SINGLE ATTACHED GARAGE! Completing the main floor is a SPRAWLING PRIMARY BEDROOM featuring a WALK IN CLOSET. There is also a GENEROUS SIZED 2ND BEDROOM & 4 PIECE BATHROOM W/ A STYLISH UPDATED VANITY. Continue on downstairs and you will be impressed by the utility of this home. The basement features A 3RD SIZABLE BEDROOM, MASSIVE LIVING ROOM SPACE W/GAS FIREPLACE, 2 STORAGE ROOMS & A 3 BATHROOM & LAUNDRY ROOM. Head to your backyard oasis where you will find a SITTING AREA W/GAZEBO, 2 STORAGE SHEDS, FIREPIT AREA ALL BACKING ONTO A LARGE GREENSPACE, PLAYGROUND & SCHOOL. Did I mentioned the FURNACE, HOT WATER TANK, WINDOWS, & SHINGLES have all seen upgrades! WELCOME TO MOUNTVIEW....WELCOME HOME!