



**GRASSROOTS**  
REALTY GROUP

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**11108 93 Street**  
**Grande Prairie, Alberta**

**MLS # A2217869**



**\$276,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Gazebo, Private, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** shed x2, gazebo, wall mount in master bedroom, window coverings/blinds

Say hello to 11108 93rd street! A well planned bi-level with a great retro vibe is just looking for a new owner to call it home. The carport has lots of parking and is great for all your parking needs. When you walk into this home you will notice an open concept boot room that leads directly into the ample sized dining room attached to the cozy kitchen that has new (Feb 2025) stainless dishwasher and fridge, here you will find another entrance with closet. The living room is large with lots of room for relaxing and an exit to the backyard patio. The 3 bedrooms up stairs are spacious and the primary bedroom has a 2 piece ensuite bathroom. The upstairs has been recently painted, the windows (2016), shingles (2016), Furnace(2004). Downstairs you will find an unfinished opportunity for a bedroom, a big rec room with a room length closet, a 3 piece bathroom and a large laundry room with washer/dryer purchased 2021. The yard boasts a gazebo with fire pit, a shed and a 12'x18' workshop that is insulated, 2 welding plugs, wired with 7 outlets, 60amp electrical and just needs siding. This amazing home will not last long on the market, call your favourite realtor today to book a showing!!