



**11421 96B Street  
Grande Prairie, Alberta**

**MLS # A2299904**



**\$339,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Mountview                 |               |                   |
| <b>Type:</b>     | Residential/House         |               |                   |
| <b>Style:</b>    | Bungalow                  |               |                   |
| <b>Size:</b>     | 1,163 sq.ft.              | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 4                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad               |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Lawn |               |                   |

|                    |                                      |                   |    |
|--------------------|--------------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, Natural Gas                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank                          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco                               | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Laminate Counters |                   |    |

**Inclusions:** N/A

Welcome to this beautifully updated 4 bed, 2.5 bath home in a quiet, tucked away pocket in Mountview! Recently renovated from top to bottom, this home features brand new flooring throughout, freshly painted walls and ceilings, and stylish new fixtures that give the entire space a clean, modern feel. The functional layout offers plenty of room for families or tenants, with spacious bedrooms and multiple living areas. A standout feature is the existing plumbing for a secondary kitchen and a conveniently located back door, creating a fantastic opportunity for investors or those looking to add a suite for additional income. Situated on a large lot, the property boasts a big yard with endless potential for outdoor living, entertaining, or future development, including room for a future garage. The yard also includes a large shed for extra storage. Whether you're looking for a move-in ready family home or a smart investment opportunity, this property checks all the boxes! Call your favorite realtor today.