



GRASSROOTS
REALTY GROUP

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11448 97 Street
Grande Prairie, Alberta

MLS # A2300954



\$264,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, range hood, washer, dryer

Welcome to this great bi-level in Mountview, an excellent option for a first-time buyer or investor! Situated on a spacious corner lot, this home offers a large backyard with plenty of room for kids, pets, gardening, or outdoor entertaining. Enjoy convenient access to a nearby park and the ability to walk to multiple schools. The main floor features three bedrooms, a bright and open kitchen and dining area, and a generously sized living room with plenty of space to relax and gather. The undeveloped basement is ready for your future plans and offers excellent potential to add more bedrooms, a family room, or additional living space. With two separate entrances, the layout may also lend itself well to a future basement suite, subject to municipal approval. Outside, you will find a large yard, ample storage, and a handy storage shed. Whether you are looking for an affordable place to call home or a property with revenue potential, this one is worth a look. Take a peek and book your showing today!