



11320 97 Street  
Grande Prairie, Alberta

MLS # A2305472



**\$419,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Separate Entrance		

**Inclusions:** Fridgex2, Stovex2, Washer, Dryer, Rangehood Fan, Dishwasher

Legal updated up/down duplex situated on a quiet street in Mountview subdivision with no rear neighbors. Situated on a massive fenced lot, close to several amenities, public bus stops, and schools. Upper unit boasts open concept between the kitchen, dining and living room with large windows for natural light. Remainder of upper unit has 3 bedrooms, full bathroom, and its own laundry. Lower unit is renovated recently again has open concept between kitchen, dining and living room two bedrooms and full bathroom plus utility /storage room as well as own laundry connections. Each unit does have its own entrance completely. Driveway allows for ample parking + no lack of street parking and a playground just down the road. Backyard is west backing and fully fenced. Current upstairs is rented for \$1750.00 plus portion of utilities. Lower unit is vacant and ready for you to move in or fill easily with a new tenant. Book your viewing today as this potential for building your growing rental portfolio , or entering into home ownership with a mortgage helper.