



**GRASSROOTS**

REALTY GROUP

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11316 97 Street  
Grande Prairie, Alberta

MLS # A2321388



**\$295,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Few Trees, Fruit Trees/Shrub(s), Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Open Floorplan		

**Inclusions:** Shed, 2 Fridges, 2 Dishwashers, 2 Stoves, 2 Dryers, 1 Washer

Wonderful starter home, with income suite in the basement in a mature area of the city. Put your mark on this property, finish the income suite in the basement and live upstairs, or rent both up and down out, generating good cash flow. This home has a massive backyard, with mature trees, and some fruit bearing trees, plenty of space if you love spending time gardening. There is a park just down the street, along with an outdoor gym, only a few doors down in the other direction.