



GRASSROOTS
REALTY GROUP

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10809 95 Street
Grande Prairie, Alberta

MLS # A2329047



\$250,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Affordable Bungalow on a Massive Lot with Heated Detached Garage! Situated on an expansive 8,869 sq. ft. lot in the peaceful Mountview community, this 1,080 sq. ft. bungalow offers outstanding potential for investors, first-time buyers, or just wanting to downsize. The functional main floor features 3 bedrooms, 1 full bathroom, main floor laundry, and a well-designed kitchen that opens to a bright and inviting living room, creating a comfortable space for everyday living. Step outside to enjoy the 14' x 22' heated detached garage, a spacious backyard, and a deck conveniently located just off the kitchen—perfect for summer BBQs or relaxing with your morning coffee. This property is being sold as is, where is. Please note the home requires new shingles, making it an excellent opportunity for buyers looking to add value.