



GRASSROOTS
REALTY GROUP

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11211 96A Street
Grande Prairie, Alberta

MLS # A2347924



\$364,900

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,000 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Many Trees, Paved		
Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher x2, Fridge x2, Stove x2, Stackable Washer and Dryer, Standalone Washer and Dryer

Turn-key property with a legal basement suite and massive pull-through garage! This well-maintained home offers an excellent opportunity for homeowners and investors alike. The legal basement suite has been recently renovated and features new egress windows, modern finishes, and a bright, functional layout. Major improvements include a newer roof, fresh paint, new exterior doors, and numerous updates throughout the property. Outside, you'll appreciate the exceptional parking options with a long concrete front driveway, paved rear driveway, and a huge detached pull-through garage that's perfect for vehicles, RV storage, projects, or additional workspace. Situated on a mature lot with beautiful established trees, this property also features a charming storage shed and plenty of outdoor space to enjoy. Whether you're looking for a home with rental income potential or a solid investment property, this one checks all the boxes.