

11409 97 Street
Grande Prairie, Alberta

MLS # A2246742



\$399,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Gravel Driveway, Oversized, Single Garage Detached,		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Pie Shaped Lot		

Heating:	Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Laminate Counters, Open Floorplan, Pantry		

Inclusions: NA

MOVE-IN READY! Step into this beautifully renovated bungalow and feel instantly at home. From the moment you walk through the door, you'll be greeted by a warm, open-concept floor plan that's perfect for both everyday living and entertaining family and friends. The spacious kitchen offers ample cabinet space and overlooks your private, tree-filled backyard. The inviting living room, complete with a cozy wood-burning fireplace, flows seamlessly into a generous dining area—large enough to host gatherings with ease. New windows (2017) bathe the main floor in natural light. Here, you'll also find a comfortable primary bedroom, a second bedroom, and a full bathroom. The fully developed basement expands your living space with a large bedroom, game or family room, laundry area, wine room/cold storage, and an additional bathroom. Notable upgrades include: Flooring (2019) Paint (2019) Lighting updates Windows (2017) Appliances (2020) Attic insulation Shingles (2019) Furnace (2011) Basement carpet (2019) Exterior stucco (2019) Outside, enjoy a large yard with mature trees, a garden, and a single 18x24 garage with in-floor heat. All this on a quiet street, right across from a park and close to schools and shopping. If you're looking anywhere in the area, this home is a must-see! Book your showing today.