



CORY PELCHAT
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11219 93 Street
Grande Prairie, Alberta

MLS # A1204509



\$289,900

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	942 sq.ft.	Age:	1971 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Irregular Lot, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	Low Density Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Investment property or flip project available now in Mountview. This home is located ideally on an oversized corner pie lot backing on green belt and park with big mature trees in a character neighbourhood. The main level offers good sized family room with wood burning fireplace, kitchen and dining room is bright with lots of natural light and has 2 bedrooms + 1 full bath. Basement also has 2 bedrooms, full bathroom, and family room. Attached 2 car garage is spacious enough for parking, storage and workshop if desire. Lots of potential for the handyman to turn this into an incredible family home or even use it as a rental property as it has close proximity to schools, shopping and lots of green space to enjoy.