

**11407 96A Street
Grande Prairie, Alberta**

MLS # A2247005



\$229,900

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	810 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pri		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Concrete

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

Half duplex located in the desirable Mountview neighborhood, this spacious 4-bedroom, 2-bathroom duplex offers a fantastic blend of updates and comfort in a peaceful setting. Recent improvements include a newer roof, updated electrical panel, refreshed bathroom, and modern flooring, giving the home a fresh and move-in-ready feel. The fenced yard provides a safe and private space for kids, pets, or outdoor entertaining, while the quiet street adds to the charm of this well-situated property. Perfect for families, first-time buyers, or investors, this home combines great location with valuable upgrades.