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LOVE WHERE YOU LIVE

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# 11448 97 Street
# Grande Prairie, Alberta

## MLS # A2300954



# $264,900

| | | | |
|---|---|---|---|
| **Division:** | Mountview | | |
| **Type:** | Residential/House | | |
| **Style:** | Bi-Level | | |
| **Size:** | 960 sq.ft. | **Age:** | 1972 (54 yrs old) |
| **Beds:** | 3 | **Baths:** | 1 |
| **Garage:** | Off Street | | |
| **Lot Size:** | 0.19 Acre | | |
| **Lot Feat:** | Back Yard, City Lot, Front Yard, No Neighbours Behind | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Laminate, Linoleum | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | See Remarks | **Zoning:** | RG |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | See Remarks | | |

**Inclusions:** Fridge, stove, range hood, washer, dryer

Welcome to this great bi-level in Mountview, an excellent option for a first-time buyer or investor! Situated on a spacious corner lot, this home offers a large backyard with plenty of room for kids, pets, gardening, or outdoor entertaining. Enjoy convenient access to a nearby park and the ability to walk to multiple schools. The main floor features three bedrooms, a bright and open kitchen and dining area, and a generously sized living room with plenty of space to relax and gather. The undeveloped basement is ready for your future plans and offers excellent potential to add more bedrooms, a family room, or additional living space. With two separate entrances, the layout may also lend itself well to a future basement suite, subject to municipal approval. Outside, you will find a large yard, ample storage, and a handy storage shed. Whether you are looking for an affordable place to call home or a property with revenue potential, this one is worth a look. Take a peek and book your showing today!

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