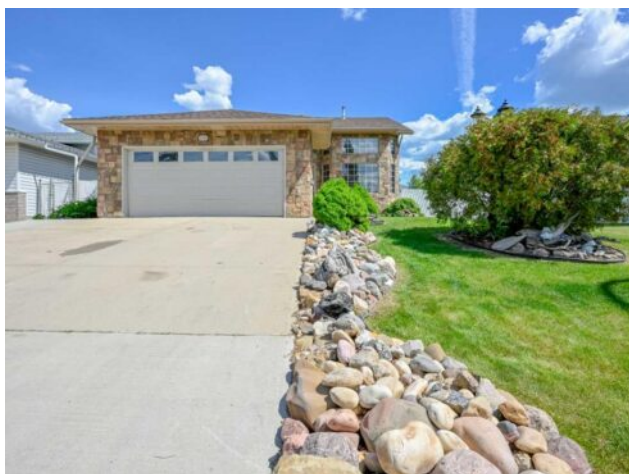


**11321 95 Street
Grande Prairie, Alberta**

MLS # A2320427



\$509,900

Division:	Mountview		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,226 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Fruit Trees/Shrub(s), Garden, Landscaped, Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Separate Entrance, Tile Counters, Walk-In Closet(s)		

Inclusions: N/A

GREAT CASH FLOW OPPORTUNITY - PERFECT LOCATION! LEGALLY SUITED HOME IN DESIRABLE LOCATION. This beautifully maintained and upgraded bi-level offers the perfect blend of comfortable family living and exceptional investment potential in one of Grande Prairie's most sought-after mature neighborhoods. Located close to schools, parks, shopping, restaurants, walking trails, and countless amenities, this is the type of location buyers wait for. From the moment you arrive, you'll be impressed by the outstanding curb appeal, mature trees and shrubs, and the undeniable pride of ownership that is evident throughout the property. Step inside and you'll immediately notice the abundance of natural light pouring through the large windows in the spacious living room. The thoughtful layout provides a separate living space from the kitchen and dining area, creating an inviting atmosphere that's perfect for both entertaining and everyday living. The beautiful kitchen features rich cherry oak cabinetry, stainless steel appliances, a center island, stylish tile backsplash, and a bright dining nook with direct access to the backyard. Recent updates include new vinyl plank flooring in the kitchen, new carpet in the basement, and a beautifully refreshed main bathroom featuring a new tub and tile surround. The main floor offers three generously sized bedrooms, a stylish main bathroom with custom vanity, and a spacious primary retreat complete with a walk-in closet and private ensuite featuring a Victorian-style vanity and an impressive custom jet waterfall stand-alone shower. Downstairs, the legal suite creates incredible value for homeowners and investors alike. Whether you're looking to generate rental income, offset mortgage costs, or increase your purchasing power through suite revenue, this setup offers tremendous flexibility. The lower level features a large fourth bedroom, an

additional full bathroom, and a spacious family room, creating an ideal space for tenants, extended family, or guests. Outside, you'll discover a backyard that truly sets this property apart. The huge fully fenced and landscaped yard is filled with mature trees and shrubs that provide beauty and privacy, while numerous garden boxes already planted with vibrant sunflowers create a charming outdoor retreat. The patio and firepit area offer the perfect setting for summer gatherings, family barbecues, or relaxing evenings outdoors. Additional value and peace of mind come from the heated double garage, air exchanger, newer hot water tank, regularly maintained and serviced furnace, and shingles that remain in great condition. Every aspect of this property reflects the care and attention that has gone into maintaining and improving the home over the years. Whether you're a family looking for an amazing home in a prime location or an investor searching for a legally suited property with strong income potential, this rare Mountview opportunity delivers the location, flexibility, and value you've been waiting for.