

**11322 95 Street**  
**Grande Prairie, Alberta**

**MLS # A2211145**



**\$403,000**

|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mountview                                           |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | Bungalow                                            |               |                   |
| <b>Size:</b>     | 1,287 sq.ft.                                        | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 4                                                   | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Driveway, RV Access/Parking, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                           |               |                   |
| <b>Lot Feat:</b> | Gentle Sloping, Rectangular Lot                     |               |                   |

|                    |                                                                                       |                   |    |
|--------------------|---------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Linoleum, Tile, Vinyl Plank                                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                              | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Wood                                                                                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows |                   |    |

**Inclusions:** Most furniture negotiable

Very quiet street, no traffic\*\*\*Steps away from Crystal Park School, walking distance to shopping\*\*\*Bungalow with huge bedrooms, main floor laundry\*\*\*Big lot, sloped away from the house\*\*\*Heated oversized single garage\*\*\*Tonnes of parking in driveway, RV parking\*\*\*Both main bathrooms upgraded recently\*\*\*NO Carpet\*\*\*Mother in law suite, could be upgraded to a legal suite\*\*\*Spacious deck - facing west for those prairie sunsets\*\*\*Cold storage room in basement\*\*\*Most furniture, tools is negotiable\*\*\*Recent upgrades: Shingles 2018, HWT 2019, kitchen backsplash, light fixtures main level, paint, new trim in basement\*\*\*Central vac piping is plumbed in, just need a cannister