



**GRASSROOTS**  
REALTY GROUP

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**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