

**11106 95 Street
Grande Prairie, Alberta**

MLS # A2237260



\$385,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1964 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.23 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: shed

Fully updated Bungalow on a Massive Lot with Separate Entrance. This bungalow, sits on a huge 60' x 165' lot with plenty of space to build a garage if desired. The main floor features three bedrooms and a 4pc bathroom. The updated kitchen offers quartz countertops, slow-close cabinets, and a modern design. Most of the upstairs windows have been replaced, and the home has new vinyl plank flooring, trim, light fixtures, and switches throughout. The basement includes a separate entrance, two additional bedrooms, a full four-piece bathroom, and a second kitchen. Shared laundry is in place, and insulation has been added above the basement bedrooms. All water lines have been replaced. Exterior updates include new eaves and fascia. The yard is mostly fenced and offers excellent outdoor space with future development potential. This property is ideal for buyers seeking a move-in ready home with income potential, suite possibilities, or room to expand. Call today!