

**126, 11409 96 Street  
Grande Prairie, Alberta**

**MLS # A2276454**

# \$325,000



<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** window coverings

Welcome to desirable Horizon Village (55+) adult living. This well-maintained home offers comfortable, low-maintenance living in a highly sought-after community. The main floor features a bedroom with a 2-piece ensuite, a bright living room, dining area, functional kitchen, full bathroom, and a front den/office that could easily be converted into an additional bedroom if desired. Convenient main-floor laundry and direct access to the heated double attached garage complete the level. The developed basement provides a large family room and an additional bathroom—perfect for entertaining or hosting guests. Upgrades include a new high-efficiency furnace, along with extra insulation added to the attic, offering R60 insulation in the living space and R40 in the garage for improved energy efficiency. Enjoy the excellent location with a south-facing, maintenance-free deck. Horizon Village is a well-managed complex where lawn care and snow removal are included, allowing for true worry-free living. Residents also have access to a clubhouse for social gatherings and activities. Contact your Realtor to view this home.