

**11422 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2284094**



**\$309,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 sheds in backyard

Welcome to this charming bungalow located in the desirable Mountview neighbourhood. This well-maintained home offers thoughtful updates where it matters most, including newer windows, roof, and hot water tank, providing peace of mind and long-term value for the next owner. The main floor features a bright and inviting layout filled with natural light. The kitchen showcases classic white cabinetry, creating a timeless and cheerful space that feels fresh and welcoming. The home carries a warm, cozy atmosphere throughout, making it easy to picture everyday living here. You’ll find three comfortable bedrooms on the main floor, along with a beautifully maintained 4-piece bathroom featuring stylish tile work that adds personality while remaining clean and functional. The fully developed basement offers excellent additional living space, featuring a fourth bedroom and a second bathroom that is already finished with adorable character and charm. The lower level also provides plenty of open space for recreation, family living, or entertaining. Outside, the property truly shines with a massive yard offering endless possibilities; whether you’re dreaming of gardening, hosting gatherings, or simply enjoying extra outdoor space. Large yards like this are becoming increasingly rare in established neighbourhoods. Mountview is a sought-after community known for its mature trees, quiet streets, and convenient access to schools, parks, and amenities, making it an excellent option for families, first-time buyers, or investors alike.