

**11219 92B Street**  
**Grande Prairie, Alberta**

**MLS # A2324321**



**\$419,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** N/A

Welcome to this exceptionally cared-for, move-in ready family home that perfectly blends space, comfort, and location. Situated on a prime corner lot, this fully developed 5-bedroom, 2.5-bathroom home is tucked into a quiet, family-friendly neighbourhood near schools, parks, playgrounds, and scenic walking trails. Step inside to a bright, welcoming interior featuring thoughtful updates and a functional layout designed for everyday living. The main level offers spacious gathering areas ideal for both relaxing and entertaining, with a dining area that flows seamlessly out to the extra living area - a perfect summertime retreat. The fully finished basement adds incredible versatility with a cozy wood-burning stove - perfect for movie nights, a games area, or your own private family retreat. Outside is where this home truly stands out. The beautifully treed 50' x 120' corner lot is professionally and thoughtfully landscaped with a lush variety of established greenery, mature trees, and flowering perennials. Enjoy a large deck perfect for summer evenings and entertaining, a great landscaped fire pit area, shed, and a detached double 22.5' x 28.5' heated garage. The fully fenced yard provides plenty of room for kids and pets to play safely while you relax and take in the peaceful surroundings. The detached double garage, along with generous off-street parking, ensures there's plenty of room for vehicles, trailers, and guests. With its desirable location, stunning outdoor space, functional layout, and true turn-key condition, this home delivers outstanding value and is ready for its next owners.