

11809 97 Street

Grande Prairie, Alberta

MLS # A2340281



\$385,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	NA		

Beautifully renovated and move-in ready, this spacious 4-level split offers an impressive combination of updates, functionality and flexible living space! Major exterior improvements include a NEW METAL ROOF, NEW SIDING and NEW WINDOWS. Inside, many of the floors have been updated and the renovated kitchen features soft-close cabinetry, beautiful wood butcher block countertops and an open-concept design that flows seamlessly into the dining and living areas. Upstairs, you’ll find two additional bedrooms plus a bright and spacious primary retreat featuring a MASSIVE walk-in closet and an oversized 2-piece ensuite. Plumbing is already in place, giving you the opportunity to complete the space with the bath or shower of your dreams and make it your own. The level below the main floor offers a generous family room with a cozy WOOD-BURNING STOVE, along with another 3-piece bathroom. Just off the family room is an incredible bonus: a MASSIVE FLEX SPACE with its own exterior access. Home gym, games room, man cave, hobby space or home-based business—the possibilities here are endless! And don’t worry about losing your garage space—the home still offers a DOUBLE ATTACHED GARAGE for vehicles, toys and storage. Outside, the massive driveway wraps around to the garage and offers plenty of parking with potential space for RV parking. The lowest level provides a dedicated laundry area along with additional storage spaces that have already been framed in. With major updates completed, loads of living space and plenty of opportunity to customize the remaining areas to suit your needs, this home offers room to live, work, play and grow.