ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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11313 94A Street
Grande Prairie, Alberta

MLS # A2352026

$509,900

Division:	Mountview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,746 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Private		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Other	**Zoning:**	RR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water		

Inclusions: Fridge, Stove, Dishwasher, 2 x washer, 2 X Dryer

COMPLETELY REDONE HOME IN MOUNTVIEW! Located on a quiet street in the mature neighbourhood of Mountview, just steps away from Crystal Park School, this extensively renovated home offers the best modern finishes, a versatile multi-level layout, and plenty of room for the whole family. The upper level features three spacious bedrooms, including a primary bedroom with a walk-in closet and a stunning ensuite complete with his-and-hers sinks and a tiled shower. Two additional generously sized bedrooms and convenient upper-level laundry complete this floor. The main level is exceptionally bright, wide open and showcases a fresh, modern feel throughout. The new kitchen features, soft close cabinetry, all-new stainless steel appliances, while the living room offers a fireplace for added warmth and comfort. The dining area provides direct access to the new deck, making it easy to enjoy outdoor living and entertaining. The third level offers a walkout to the backyard and features an additional family room with a fireplace and a convenient two-piece bathroom. The fully developed fourth level provides even more flexibility, with a large open area ideal for a games room, or additional family living, possible bedroom, along with a separate office and a second washer and dryer. The upgrades extend throughout the home, including a new furnace, on-demand hot water system, new windows, and new doors. Situated on an impressive 60 x 130 lot, the property features mature trees, a spacious 24 x 24 garage with RV parking through rear yard access. With extensive renovations, multiple living spaces, a fantastic lot, and a location in Mountview close to schools, this move-in-ready home offers space, functionality, and modern comfort in an established neighbourhood! All permits were taken you can rest easy knowing it was done by one of Grande Prairie's most reputable

builders. Book your showing today!

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