

# \$379,900 - 11401 97 Street, Grande Prairie

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MLS® #A2216627

**\$379,900**

6 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.17 Acres

Mountview., Grande Prairie, Alberta

This spacious 6-bedroom, 3-bathroom bi-level home is located on a quiet cul-de-sac corner lot across from a park. It boasts a large, beautifully landscaped yard with huge trees and a double detached heated garage! The interior features new flooring throughout, a huge living room, a large kitchen with stainless steel appliances (including 2 new appliances), and a dining area with patio door access to the large, private backyard. There are 3 bedrooms upstairs, including a master bedroom with a 2-piece ensuite, and 3 additional bedrooms downstairs, offering plenty of space for family living. The fully developed lower level includes a cozy family room, a 3-piece bathroom, a laundry room, and storage under the stairs. Enjoy outdoor entertaining with a gas line to the deck for a BBQ, and take advantage of the 24x26 heated detached garage, which is wired for 220V and has a 10' ceiling with an 8'x16' door, providing ample room for your vehicles or workshop, along with additional concrete parking. There's even space for RV parking! All of this is in a well-established, older neighborhood, making it a perfect place to call home!

Built in 1976

## Essential Information

MLS® #                   A2216627

Price                     \$379,900



Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,075
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	11401 97 Street
Subdivision	Mountview.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4K9

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, On Street, RV Access/Parking, Additional Parking, Aggregate
# of Garages	624

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Many Trees, Private
Roof	Asphalt Shingle

Construction	See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	18
Zoning	RG

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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