



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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11322 95 Street
Grande Prairie, Alberta

MLS # A2211145



\$403,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,287 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Driveway, RV Access/Parking, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Gentle Sloping, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Most furniture negotiable

Very quiet street, no traffic***Steps away from Crystal Park School, walking distance to shopping***Bungalow with huge bedrooms, main floor laundry***Big lot, sloped away from the house***Heated oversized single garage***Tonnes of parking in driveway, RV parking***Both main bathrooms upgraded recently***NO Carpet***Mother in law suite, could be upgraded to a legal suite***Spacious deck - facing west for those prairie sunsets***Cold storage room in basement***Most furniture, tools is negotiable***Recent upgrades: Shingles 2018, HWT 2019, kitchen backsplash, light fixtures main level, paint, new trim in basement***Central vac piping is plumbed in, just need a cannister