

# \$212,000 - 11317 96a Street, Grande Prairie

MLS® #A2223407

**\$212,000**

3 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.10 Acres

Mountview., Grande Prairie, Alberta

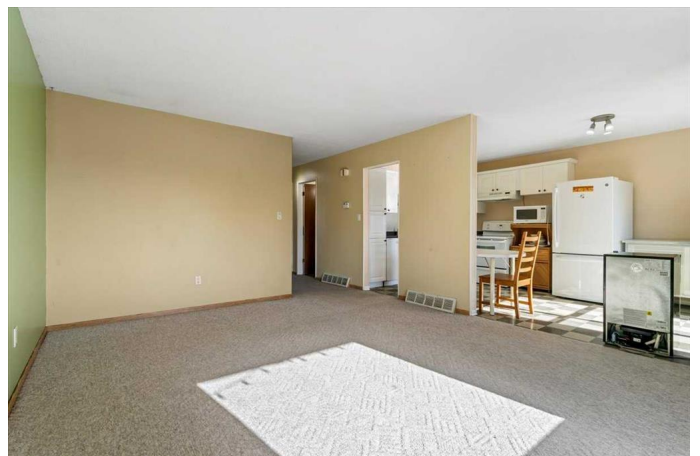
Home in the heart of Mountview—a location known for its family-friendly atmosphere, mature trees, and close-knit community. This charming property offers 3 spacious bedrooms and 1.5 bathrooms, making it an excellent choice for growing families or those seeking extra space.

One of the upstairs bedrooms is uniquely equipped with specialized plumbing and drainage for a dialysis machine, offering added flexibility and potential for medical or utility use. The attention to detail shows—from the high-quality 40 MPA concrete driveway to the 50-year shingles installed just 7 years ago, giving peace of mind for years to come.

Recent updates include a hot water tank replaced in 2024 and a fridge that's just 4 years old. The furnace, though 15 years old, has been regularly serviced and is in great working condition.

Located within walking distance to not one, but two schools, and just steps from a convenient bus stop, this home makes daily commuting and school runs a breeze. The backyard features a sturdy, oversized shed that's built tough enough to house a quad—perfect for hobbyists or additional storage.

With practical upgrades, a desirable neighborhood, and plenty of room to make it your own, this Mountview gem is ready for its



next chapter. Donâ€™t miss the opportunity to make it yours!

Built in 1970

**Essential Information**

MLS® #	A2223407
Price	\$212,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	846
Acres	0.10
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	11317 96a Street
Subdivision	Mountview.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V2B1

**Amenities**

Parking Spaces	4
Parking	Parking Pad

**Interior**

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Balcony
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 25th, 2025
Days on Market	12
Zoning	RG

**Listing Details**

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.