

**11109 93A Street**  
**Grande Prairie, Alberta**

**MLS # A2190646**



**\$339,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, See Remarks		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Charming and well maintained, this cozy 3-bedroom, 2-bathroom home is nestled in a peaceful cul-de-sac. This house has had many upgrades in the recent years, including a new roof, updated furnace, hot water tank, windows and doors! With a clear pride of ownership, this home boasts beautiful oak hardwood floors and a stunning mosaic tile design in the kitchen. The spacious kitchen also features a large pantry with adjustable metal shelving for added convenience. The partially developed basement includes an extra bedroom, bathroom and another area that is set up for a theatre room, perfect for movie nights. Outside you will find a double detached heated garage that is equipped with 220 wiring. Enjoy your fully fenced backyard, complete with a shaded exposed aggregate patio for outdoor relaxation. Stay cool with central air conditioning during the warmer months, or enjoy the ample parking space, including room for RV parking. Don't miss out on this lovely home! Contact us today to schedule a private viewing.