

# \$399,900 - 11409 97 Street, Grande Prairie

MLS® #A2246742

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.17 Acres

Mountview., Grande Prairie, Alberta

## MOVE-IN READY!

Step into this beautifully renovated bungalow and feel instantly at home. From the moment you walk through the door, youâ€™ll be greeted by a warm, open-concept floor plan thatâ€™s perfect for both everyday living and entertaining family and friends.

The spacious kitchen offers ample cabinet space and overlooks your private, tree-filled backyard. The inviting living room, complete with a cozy wood-burning fireplace, flows seamlessly into a generous dining areaâ€”large enough to host gatherings with ease. New windows (2017) bathe the main floor in natural light. Here, youâ€™ll also find a comfortable primary bedroom, a second bedroom, and a full bathroom.

The fully developed basement expands your living space with a large bedroom, game or family room, laundry area, wine room/cold storage, and an additional bathroom.

Notable upgrades include:

Flooring (2019)

Paint (2019)

Lighting updates

Windows (2017)

Appliances (2020)

Attic insulation

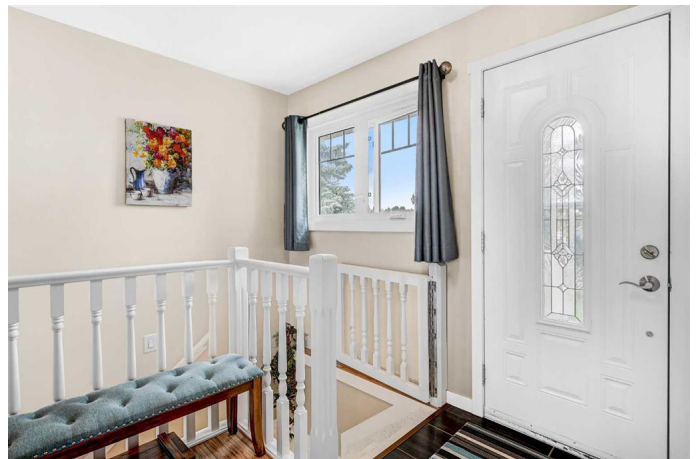
Shingles (2019)

Furnace (2011)

Basement carpet (2019)

Exterior stucco (2019)

Outside, enjoy a large yard with mature trees, a garden, and a single 18x24 garage with



in-floor heat. All this on a quiet street, right across from a park and close to schools and shopping.

If you’re looking anywhere in the area, this home is a must-see! Book your showing today.

Built in 1976

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246742    |
| Price          | \$399,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,040       |
| Acres          | 0.17        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11409 97 Street |
| Subdivision | Mountview.      |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 4K9         |

**Amenities**

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                                                  |
| Parking        | Garage Door Opener, Oversized, Single Garage Detached, Tandem, Gravel Driveway, Workshop in Garage |
| # of Garages   | 1                                                                                                  |

**Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Pantry         |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Exhaust Fan              |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Living Room, Wood Burning                         |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                |
| Lot Description   | Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stucco                                                              |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 11                |
| Zoning         | RG                |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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