

# \$229,900 - 11407 96a Street, Grande Prairie

MLS® #A2247005

## \$229,900

4 Bedroom, 2.00 Bathroom, 810 sqft  
Residential on 0.10 Acres

Mountview., Grande Prairie, Alberta

Located in the desirable Mountview neighborhood, this spacious 4-bedroom, 2-bathroom duplex offers a fantastic blend of updates and comfort in a peaceful setting. Recent improvements include a newer roof, updated electrical panel, refreshed bathroom, and modern flooring, giving the home a fresh and move-in-ready feel. The fenced yard provides a safe and private space for kids, pets, or outdoor entertaining, while the quiet street adds to the charm of this well-situated property. Perfect for families, first-time buyers, or investors, this home combines great location with valuable upgrades.

Built in 1972

### Essential Information

MLS® #	A2247005
Price	\$229,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.10
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information



Address	11407 96a Street
Subdivision	Mountview.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2B3

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	1
Zoning	RG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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