

106, 11409 96 Street  
Grande Prairie, Alberta

MLS # A2204326



**\$375,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** FRIDGE STOVE DISHWASHER WASHER DRYER , 3 FILE CABINETS HAVE TO GO WITH HOME., TV STAND WITH ELECTIC FIREPLACE IN IT DOWNSTAIRS

Welcome to your perfect new home in one of the most sought-after 55+ communities! This immaculately maintained duplex bungalow offers low-maintenance living, a thoughtfully designed layout, and a vibrant community atmosphere. Step inside to a bright and airy open floor plan, with large south-facing windows in both the kitchen and living room that flood the space with natural light all year round. The main floor features a spacious primary bedroom with its own private ensuite, a second bathroom, and a generously sized den/office &mdash; perfect for working from home, enjoying puzzles, games, or accommodating guests. You'll love the convenience of main floor laundry and a double attached heated garage&mdash;ideal for those cold winter mornings. Just off the kitchen, step out onto your south-facing no-maintenance deck&mdash;a perfect spot to enjoy your morning coffee, summer BBQs, or just soak up the sun in peace and quiet. The fully finished basement offers even more space, including a large second living room, another bedroom, a full bathroom, and an absolutely HUGE storage and utility room for all your extra needs. With a monthly condo fee of \$407, all your lawn care, snow removal, and ice maintenance are completely taken care of&mdash;making this a truly carefree lifestyle. Plus, residents enjoy access to a lively entertainment room, perfect for socializing, events, and game nights with neighbors. Book your showing today&mdash;you&rsquo;re going to love it!