

# \$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

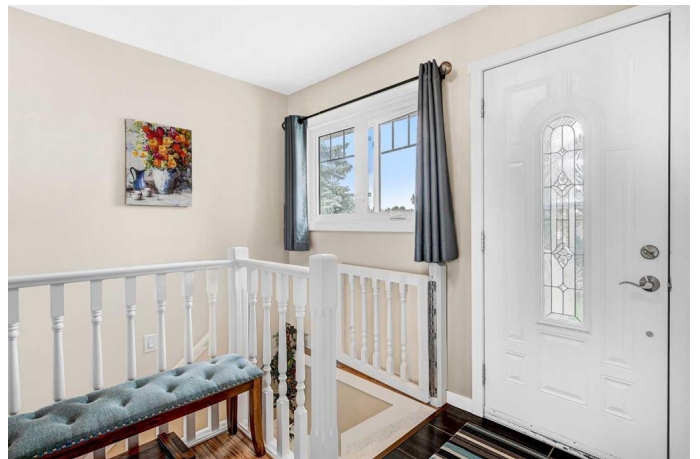
Shingles (2019)

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 youâ€™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, Gravel Driveway, Oversized, Single Garage Detached, Workshop in Garage, Tandem
# of Garages	1

**Interior**

Interior Features	Laminate Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove
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	1
Zoning	RG

## Listing Details

Listing Office	RE/MAX Grande Prairie
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