

# \$219,900 - 11407 96a Street, Grande Prairie

MLS® #A2247005

## \$219,900

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

Mountview., Grande Prairie, Alberta

Half duplex 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          | \$219,900              |
| 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 | 33               |
| Zoning         | RG               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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