

\$325,000 - 11214 96 Street, Grande Prairie

MLS® #A2252434

\$325,000

4 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.14 Acres

Mountview., Grande Prairie, Alberta

This spacious and inviting four-bedroom home is perfectly set up for comfortable living and features thoughtful updates you'll immediately appreciate.

Enter through the practical side entry, a designated space with ample room and closet that keeps outdoor gear tidy and organized—say goodbye to clutter! The bright and airy main floor invites you in, centered around a warm and cozy living room. Imagine relaxing on chilly evenings beside the gas fireplace, the perfect backdrop for creating cherished family moments.

The heart of the home is the classic L-shaped kitchen, boasting beautiful oak cabinetry, a chef-friendly gas stove, and sleek stainless steel appliances. A central island provides extra prep space and a convenient spot for casual meals. Down the hall, you'll find three bedrooms, including the primary suite. With a full bathroom on each floor, the morning rush is a thing of the past!

Adding significant versatility, the fully finished basement is a huge bonus, offering not one, but two separate living rooms. This flexible space is ideal for a dedicated kids' playroom, a media/movie room, or the ultimate game day zone. Downstairs also features the home's™ fourth bedroom, a massive laundry/utility room, and plenty of storage.

Enjoy a cleaner, more modern look with no carpet (other than the stairs). Vinyl plank flooring stretches throughout the main floor living room and the entire basement,



complemented by newer vinyl windows and interior doors for added peace of mind. Finally, step outside into your private, low-maintenance gravel backyard. It's the perfect outdoor escape, complete with a fire pit for roasting marshmallows and sharing stories under the stars. This home is move-in ready and waiting for your family! Contact a REALTOR® today for more information or to book your private viewing!

Built in 1970

Essential Information

MLS® #	A2252434
Price	\$325,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11214 96 Street
Subdivision	Mountview.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2A4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Built-in Features, Kitchen Island, See Remarks, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Front Yard, Low Maintenance Landscape, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	3
Zoning	RG

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.