

**11225 94 Street
Grande Prairie, Alberta**

MLS # A2173600



\$347,000

Division:	Mountview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,072 sq.ft.	Age:	1970 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	City Lot, Corner Lot, Fruit Trees/Shrub(s), Few Trees, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: SHED, HOT TUB IN HOUSE-as is, worked great last time used about 20 yrs ago, shelves in garage as seen, furnace in garage doesn't work, freezer in basement, basketball hoop

SELLER IS MOTIVATED!! Here is a property with so much potential! Nice large yard, with 8X15 greenhouse, large 8X22 shed attached to 24X28 garage with matching siding and shingles replaced in 2017- (on house, garage and shed). Also when the siding was updated, they put insulation behind siding to give a great R-value! Mature apple tree that has always supplied an abundance of apples. Nice location with good neighbours. City easement on the north side where you could park your RV-Aquaterra said it is fine, if they need access they would give 24 hr notice, the easement is very wide so might never need to give notice to homeowner. This home has a outside entrance to basement if someone might choose to build a basement suite. At the back of the home there is an enclosed deck, so nice to BBQ in any season! Windows that open in enclosed deck are a bonus! From the enclosed deck you access the house and go into kitchen or living room. Nice functional kitchen with appliances included, wine rack, distilled water tap at the sink, also distilled water from Polar Bear distiller is plumbed to fridge for ice and water. There is a patio door from dining area to deck. Nice size living area. The master bedroom has a 2 piece ensuite, there are 2 other bedrooms and a main bathroom with cement board behind lovely tile around tub and shower to prevent mold and mildew, which completes the main floor. In the basement there is a family room, bedroom, laundry/utility room, hot water tank is about 2 years old, washer and dryer is about 1 year old. The bathroom with newly tiled shower, the contractor used cement board behind the tiles to have it done right! Also there is a hot tub room with ventilation to keep moisture levels down, the tub enclosure was built so it can be taken apart to move, also tub has a seam in it to help move it if desired. This home has 2 furnaces,

one to heat main floor and one to heat basement, so you can keep the basement warm in the winter, also a great advantage for building a suite. There is a thermostat for the basement in the basement. The basement has fresh paint this year. The windows upstairs have been updated except patio door. Also the insulation in attic has been upgraded over the years. Lawn was fertilized already this fall! This property is ready to go!!