

# \$319,900 - 10818 93a Street, Grande Prairie

MLS® #A2208442

**\$319,900**

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.17 Acres

Mountview., Grande Prairie, Alberta

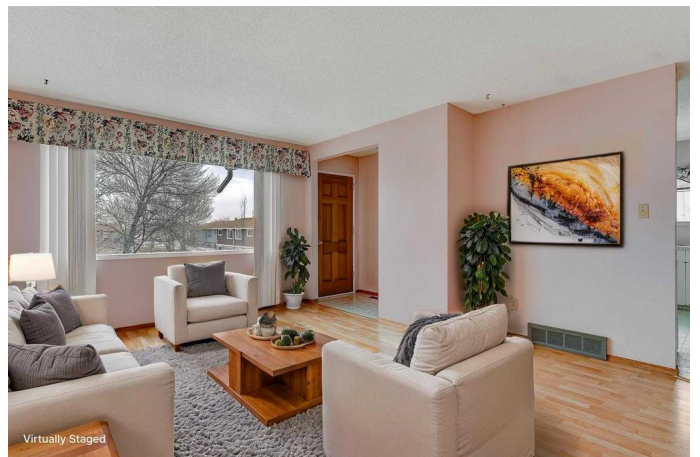
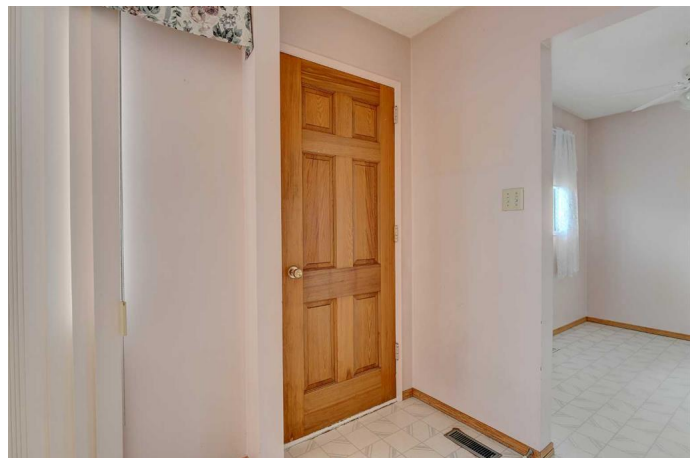
Welcome to this well-loved bungalow nestled in the heart of Mountview, proudly owned by the same family for decades and now ready for its next chapter. This warm and inviting home offers 3 bedrooms and 1 full bathroom on the main floor, along with a spacious living room perfect for gathering with loved ones. The kitchen maintains its classic charm and flows seamlessly into a dedicated dining area – ideal for family meals and entertaining.

Downstairs, the lower level offers excellent suite potential with convenient access from the side of the house. It currently features one bedroom, a generously sized family room with space to expand, a wet bar, and an additional bathroom. A large laundry/utility room provides ample storage, and there's still an undeveloped area ready for your personal touch – whether you envision a home gym, office, or more storage.

Tucked under the stairs, you'll find a cold room perfect for storing homegrown vegetables harvested from the large garden plot out back. The backyard offers plenty of space to enjoy outdoor living, whether you're planting, playing, or relaxing. A double detached garage adds even more value, with ample room for parking and storage. With loads of potential and a welcoming feel, this Mountview gem is ready to be loved by its new family.

Built in 1971

## Essential Information



MLS® #	A2208442
Price	\$319,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	10818 93a Street
Subdivision	Mountview.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1Y7

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Wet Bar
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Mixed, Stucco, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	16
Zoning	RG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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