

**11106 95 Street**  
**Grande Prairie, Alberta**

**MLS # A2178698**



**\$199,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	City Lot, See Remarks		

**Heating:** Forced Air

**Floors:** Other

**Roof:** Asphalt Shingle

**Basement:** See Remarks

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

Handyman Special! Looking for your next project? This home is ready for someone with vision and a toolbelt! Featuring a 3-bedroom, 1-bathroom layout on the upper level and a 2-bedroom, 1-bathroom space on the lower level, this property offers versatile potential for multi-generational living, rental income, or a spacious family home. The large yard provides ample space for outdoor activities, gardening, or even future expansions. While the home needs some TLC, the solid layout and great bones make this a fantastic opportunity for investors, flippers, or DIY enthusiasts. This property is priced to sell and bursting with potential.