



GRASSROOTS
REALTY GROUP

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**8611 96A Street
Grande Prairie, Alberta**

MLS # A2222468



\$314,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,061 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: NA

Located in one of the top family neighborhoods, Highland Park, this charming bungalow offers 4 spacious bedrooms, 2 full bathrooms, and a single attached garage. Basement is 90% finished and offers you little kitchenette area. Perfect for families, the property boasts a warm, welcoming atmosphere and is ideally situated close to schools, parks, and amenities. With its unbeatable mature location and practical layout, this home provides comfort, convenience, and the ideal setting for family living. Priced to Sell, so you better call a real estate professional today to get into this home before it's gone