



GRASSROOTS
REALTY GROUP

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**10703 97 Street
Grande Prairie, Alberta**

MLS # A2229654



\$239,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,225 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Perimeter Wall	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: Shedx2

Cute, Cozy, And Affordable Bungalow home situated on a quiet street in Hillside subdivision. Located on a massive fully fenced lot with alley access allowing for future shop +garage to be built with ease. Entering this home you will appreciate the openness it boasts between the popular open concept kitchen, dining and living room. Over the kitchen sink window allows you to peer into you large private yard all day long, as well adequate counter + cabinet space. Living room is the perfect size, with custom built in shelving. Master bedroom is its own oasis with half bath en-suite and fireplace, and laundry conveniently located right outside of it. Two more bedrooms, and full bathroom with jet tub make up the remainder of the main floor. Basement is crawl space which is just the utility room / storage. Back yard makes the great escape from reality with several sheds, large patio deck with pergola, an ample way to start your morning with a coffee or unwind your evening with a cold one. With in walking distance of numerous amenities, and public transit. Book your viewing today as this home will be sure to please.