



**GRASSROOTS**  
REALTY GROUP

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**8706 98 Street  
Grande Prairie, Alberta**

**MLS # A2238001**



**\$329,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** negotiable

Welcome to this charming bungalow nestled in the heart of Highland Park. Located beside a large easement, this home offers 3 bedrooms and 1 full bathroom on the main floor plus an additional 4th bedroom in the basement - perfect as a starter home for single person or a growing family. As you step inside you will find vaulted ceilings and large windows bringing in an abundance of natural light. The kitchen boasts updated cabinetry with ample storage that flows seamlessly into the dining area, where garden doors lead to a private ground level patio and a large treed yard. On the opposite side of the home is a second outdoor living space nestled in the trees as well. The main floor features main floor laundry with added storage for extra convenience. You won't have to worry about much in this home - Brand new HWT and new furnace as of 2021, stove 2021, and the washing machine was also replaced in 2022. This home really is a gem!