



GRASSROOTS
REALTY GROUP

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**8702 96 Street
Grande Prairie, Alberta**

MLS # A2238330



\$344,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,044 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Gravel Driveway, RV Access/F		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Masonite

Foundation: Poured Concrete

Features: Ceiling Fan(s), Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: NA

Fully developed family home with a private back yard and a double detached garage. Easement in back. This 1,044 square foot bi level features 5 bedrooms and 2 full baths. Main floor has a good size kitchen, 3 bedrooms, a large living room with a big window, and a full bathroom. The kitchen has good cabinet space, newer counter tops and back splash and a pantry for extra storage. It also has a good size dining area. The basement includes 2 bedrooms, laundry room, bathroom and a large family room. The garage is 24 x 22 and has power and is insulated. Extra large driveway. Shingles are 7 years old. Great Highland Park location. School and parks close by.