



**GRASSROOTS**  
REALTY GROUP

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9921 92 Avenue  
Grande Prairie, Alberta

MLS # A2242563



**\$205,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Highland Park                              |               |                   |
| <b>Type:</b>     | Residential/Duplex                         |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow            |               |                   |
| <b>Size:</b>     | 864 sq.ft.                                 | <b>Age:</b>   | 1962 (63 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached                     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard |               |                   |

|                    |                                |
|--------------------|--------------------------------|
| <b>Heating:</b>    | Forced Air                     |
| <b>Floors:</b>     | Carpet, Laminate               |
| <b>Roof:</b>       | Rolled/Hot Mop                 |
| <b>Basement:</b>   | Full, Partially Finished       |
| <b>Exterior:</b>   | Aluminum Siding                |
| <b>Foundation:</b> | Poured Concrete                |
| <b>Features:</b>   | High Ceilings, No Smoking Home |

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

**Inclusions:** N/A

INVESTMENT PROPERTY OR FIRST TIME HOME BUYER ALERT!! This home is in a prime location being central to Grande Prairie, close to schools, walking trails, parks & shopping centers. On the main floor there are two bedrooms, a four piece bath and a kitchen/living room that flow together. Downstairs there are two large bedrooms, a living area that needs to be completed, and laundry. Walk outside and you have a long driveway perfect for lots of parking or an RV. Back yard is complete with 24' by 22' garage.