



**9610 Hillcrest Drive
Grande Prairie, Alberta**

MLS # A2105184



\$168,000

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|------------------|---------------------|---------------|-------------------|
| Division: | Hillside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 976 sq.ft. | Age: | 1957 (67 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, City Lot | | |

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Partial, Unfinished

Exterior: Vinyl Siding

Foundation: Block

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: n/a

Charming 3 bedroom 1 bathroom bungalow awaits new home ownership in a convenient quiet location with wonderful accessibility to stores, school, and conveniences. The Kitchen has stainless steel appliances, ceiling-height cabinetry, and a view of the backyard. The living room accesses the backyard for easy BBQing or a beloved pet door with a convenient side entrance. An additional Patio door off of the living room leads to a spacious deck. The huge backyard features a few large matured trees, a fire pit, a shed, and rear access to the back alley. This home has wonderful potential, is built on a generous 50 X 141 foot lot, and is situated beside well-cared-for neighboring properties!! Call your realtor to view it today! ***Please note: Property is sold "as is, where is, upon possession". No warranties or representations.***