



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**10402 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2142764**



**\$179,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		

**Inclusions:** Wired camp shack

This charming character home has been updated to offer modern conveniences while maintaining its original charm. Perfect for first-time homebuyers, investors, or those seeking an affordable 2-bedroom home, this bungalow has a private front yard bordered by mature caragana shrubs and trees. Recent updates include fresh paint, new flooring, fixtures, a new electrical panel, leveled living room floor with added insulation, new upper kitchen cupboards, bathroom vanity, washer/dryer combo unit, primary bedroom window, interior doors, and microwave rangehood. Upon entering, you'll find a spacious dining area with bright paint, flooring, and fixtures. The living room, primary bedroom, and second bedroom are all easily accessible from the dining area. The 4-piece bathroom features a jetted tub, and the galley kitchen is perfect for meal prep. The laundry room offers ample storage space and includes a newer LG washer/dryer combo unit. Downstairs, a large storage room and family flex room provide additional living space. Outside, the 7,742 square foot yard is a gardener's paradise with room for a garage or workshop. A mature apple tree, shed, and wired camp trailer are included on the property. The camp trailer features a furnace, new windows, and potential for additional upgrades. The fence includes a double gate for RV access and additional parking. With a maintenance-free tin roof and low taxes, this updated character home is a must-see.