



8603 98 Street
Grande Prairie, Alberta

MLS # A2143022



\$279,800

Division:	Highland Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,171 sq.ft.	Age:	1965 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Lawn, No Neighbours Be		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Nestled on a generous 65' x 120' lot, this charming 5-bedroom, 2-bathroom home offers 1171 sq ft of inviting living space. Perfectly positioned with direct access to a park / playground, it's a haven for families seeking both convenience and tranquility. The home is ideally located close to schools, grocery stores, and shopping, ensuring all your essentials are within easy reach. The addition of a cozy family room invites ample natural light and features a wood-burning fireplace. Recent updates include a modernized basement bathroom, a newer furnace, and hot water tank, alongside some upgraded windows that enhance energy efficiency. The attached garage provides protection from the elements, while the maintenance-friendly front yard frees you from the hassle of constant lawn care. With a bit of attention to flooring and wall colors, this home holds endless potential, making it a delightful canvas for your personal touches.