



**GRASSROOTS**  
REALTY GROUP

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

10107 92a Street  
Grande Prairie, Alberta

MLS # A2144768



**\$199,900**

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1945 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Parking Pad, RV Access/Parking		
Lot Size:	0.01 Acre		
Lot Feat:	Few Trees		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, Partial

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RT

**Utilities:** -

**Inclusions:** 14x10 shed with power & work bench

Updated 3 bedroom 2 bathroom house currently set up as an air B&B with a huge 50'x35' gravel parking area all located on a quiet dead end street across from a park. Updates include: shingles in 2023, kitchen floor 2023, kitchen cupboards and counters in 2012 and bathrooms in 2012. Main sewer line 2017, and new hot water tank 2017. This bungalow has a great layout with the side entry leading into a generous entryway and main floor laundry room. There is a dining area beside the kitchen and a traditional living room with patio doors leading to the deck. Just off the living room is the master bedroom and ensuite with a walk in shower. At the other end of the home are 2 more large bedrooms and a 4 piece bathroom. One of the spare bedroom fits a king bed and the other fits a queen bed. The fully fenced backyard has gorgeous plants and trees, a deck and a 10x14 shed with power and a work bench. There is a gate that leads to the huge back parking and there is also parking in the front. The furniture can be purchased for an additional \$8000 if the buyer wants to continue using as an AIR B & B.