



**GRASSROOTS**  
REALTY GROUP

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**9526 98 Avenue  
Grande Prairie, Alberta**

**MLS # A2148641**



**\$264,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad, Paved		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Many Trees		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RG General Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vinyl Windows		

<b>Inclusions:</b>	shed, all window coverings, cabinet in back entrance, lawnmower, snowblower, weedwacker
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Here is your chance to get into an affordable updated home. Updates include; high efficiency furnace, windows, shingles, fence, gorgeous kitchen cabinetry with tile backsplash and bathroom. Walking up to the entrance you will love fabulous colour of the siding and the stunning front door. Once inside you will see the wide plank hardwood flooring. The spacious living room has a huge south facing window. The dining area is exquisite with the built in shelving and large window. The kitchen is a chefs dream with with all the storage, especially the wall of cabinetry and don't forget about the gas range and stainless steel appliances. 3 good sized rooms complete the home and an updated bathroom. The partial basement has the newer washer & dryer and a freezer. The basement has lots of storage space. The backyard is very private and its a landscapers dream. Patio off the backdoor. Driveway is long enough to accommodate an RV and lot is big enough to build a garage if one desires. Assumable mortgage available with an 1.74% interest rate!