



GRASSROOTS
REALTY GROUP

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8613 96 Street
Grande Prairie, Alberta

MLS # A2149150



\$239,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Landscaped, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: Blinds.

Discover your new home in the heart of Highland Park! This lovely bungalow, just around the corner from the neighborhood school, offers everything you need and more. With three cozy bedrooms upstairs, it's perfect for a growing family. The home features two full bathrooms for added convenience. The bright galley kitchen, with its sparkling white cabinets, inspires culinary creativity. The basement boasts a spacious family room, ideal for gatherings and relaxation, as well as a massive laundry and storage room, ensuring plenty of space for all your needs. Step outside to a large yard adorned with mature trees, providing shade and tranquility. There's even room for potential garage development. Big windows throughout the home offer morning sun and evening western light, beautifully illuminating your living space. Join a wonderful community where neighbours become friends. Don't miss out on this fantastic opportunity. Come see for yourself and fall in love with your future home!