



**7719 95 Street
Grande Prairie, Alberta**

MLS # A2170762



\$351,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,418 sq.ft.	Age:	1977 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Lawn, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Sauna		

Inclusions: N/A

So many Highlights***Very quiet street***Only one neighbor - easement on two sides***St Patrick's School one block, Alexander Forbes six blocks, Dave Barr four blocks, Circle K on Resources Rd three blocks away***Southview Safeway 4min; Eastlink Centre, St Joes, Charles Spencer 7min drive***Upgrades: Shingles 2023, HWT 2020, HE Furnace 2018, Vinyl Windows main area 2014***TWO Wood Burning Fireplaces***In-Floor Heating in two full bathrooms***Stainless Appliances***Composite Deck***No carpet and no smoking home***