

8507 100 Street
Grande Prairie, Alberta

MLS # A2220745



\$249,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Outside, Parking Pad, See Remarks		
Lot Size:	0.01 Acre		
Lot Feat:	Native Plants		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, See Remarks		

Inclusions: appliances are as is, where is

Immediate possession possible on this bungalow with HUGE, fenced backyard and easements on 2 sides including wide area to the north. Mature spruce trees & bushes in front, and variety of large trees in back. Lots of space for kids' play structures, gardens or flowerbeds in the backyard along with the concrete block & wooden patio areas for your outdoor furniture & BBQ. Long gravel driveway could fit 4 vehicles with plenty of room to build a garage on this 6,900 square foot lot with 60' frontage. 1 bathroom and 3 bedrooms are upstairs, plus the big living room that is open to the dining area & kitchen. Downstairs has family room, another big bedroom, laundry, furnace room with storage space, 2nd kitchen area, and full bathroom. Shingles are newer and extra styrofoam insulation was added under siding. Located close to grocery store, restaurants, schools, playgrounds, gas station and much more. Super convenient transit stop is also just steps away. Some tender loving care & vision would go a long way to make this a wonderful home. Contact a REALTOR® today for more information or to view!