

8206 96 Street
Grande Prairie, Alberta

MLS # A2303790



\$299,900

Division:	Patterson Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,275 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating: Forced Air, Natural Gas

Floors: Other

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: SOLD AS IS WHERE IS.

Calling all investors, renovators, and handy homeowners — this fixer-upper is packed with potential! Situated on a desirable corner lot in a convenient location close to schools and shopping, this property is the perfect opportunity to create something truly special. From the charming front porch to the spacious layout, this home offers a fantastic foundation for your next flip, rental investment, or personal project. Inside you will find a bright and functional main level featuring a generous living room, dining area, and large windows that fill the space with natural light. Upstairs offers 2 bedrooms, a full main bathroom, and a primary bedroom complete with its own ensuite. The fully developed basement adds even more value with a separate entrance and excellent suite potential. Downstairs you'll find 2 additional bedrooms, another full bathroom, and plenty of space to customize to your needs. With great bones, an excellent location, and endless possibilities, this is your chance to turn potential into profit!