



**GRASSROOTS**  
REALTY GROUP

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**8702 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2238330**



**\$349,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Gravel Driveway, RV Access/F		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Masonite

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** NA

Fully developed family home with a private back yard and a double detached garage. Easement in back. This 1,044 square foot bi level features 5 bedrooms and 2 full baths. Main floor has a good size kitchen, 3 bedrooms, a large living room with a big window, and a full bathroom. The kitchen has good cabinet space, newer counter tops and back splash and a pantry for extra storage. It also has a good size dining area. The basement includes 2 bedrooms, laundry room, bathroom and a large family room. The garage is 24 x 22 and has power and is insulated. Extra large driveway. Shingles are 7 years old. Great Highland Park location. School and parks close by.