



**GRASSROOTS**  
REALTY GROUP

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**8611 95 Street**  
**Grande Prairie, Alberta**

**MLS # A2239255**



**\$349,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This charming, original owner , well cared for home boasts a large driveway, detached garage, and a fantastic back yard! Large mature trees, flowerbeds, and an excellent sized garden to enjoy, with a handy garden shed. Inside is well kept and features living room with large picture window and kitchen windows overlooking the backyard. 3 bedrooms and a full bath on this main level. Downstairs is partially developed with great potential. There is a finished 3 pce bathroom and the laundry area has great storage. Updates within the last decade includes shingles, windows, hot water tank and furnace. This is a great home to make yours, call today!