



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

9823 96 Avenue  
Grande Prairie, Alberta

MLS # A2291171



**\$354,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** N/A

5 bedroom, 2.5 bathroom 1080 sqft bungalow with mother in-law suite. Main floor is open concept with the kitchen having tons of cupboard space, movable island with 3 bedrooms. The master bedroom has a half en-suite with washer/dryer hook up's. There is a 4pc bathroom on the main floor with a jetted tub. The basement features 2 bedrooms and a 4pc bathroom. In the corner there is a full mother-in law suite with fridge, microwave and stove. Home also comes with 2 hot water tanks so you never run out of water. All the basement windows are new. The backyard has a firepit, garden, new fence, and 3 sheds for storage. Home is occupied with tenants. Pictures are from when home was vacant. Upstairs tenant pays \$2200 and downstairs pays \$1400. Both month to month