



**8503 100 Street  
Grande Prairie, Alberta**

**MLS # A2303948**



**\$414,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<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, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** All furniture negotiable

Welcome to 8503 100 Street &mdash; a beautifully updated bungalow offering comfort, space, and convenience in one inviting package. This bright home features an open floor plan filled with natural light from newer windows, along with 4 spacious bedrooms and 2 full bathrooms, making it ideal for families of all sizes. Recent upgrades include newer siding, furnace, and flooring, providing modern appeal and peace of mind. The layout is functional and welcoming, perfect for both everyday living and entertaining. Outside, you'll find a large yard ideal for relaxing or outdoor activities, plus a detached single garage for added convenience and storage. Located close to shopping and schools, this property offers excellent accessibility for daily life. Whether you're searching for a comfortable family home or a solid investment opportunity, this property is a great fit for families and investors alike. Seller is a licensed realtor in the province of Alberta.