



GRASSROOTS
REALTY GROUP

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8803 98 Street
Grande Prairie, Alberta

MLS # A2329295



\$312,500

Division:	Highland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	927 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: Shed, Deep Freezer

Backing directly onto a school with an amazing private, fully fenced and beautifully treed backyard featuring a patio, pergola, newer shingles, a new hot water tank, an updated interior, and a functional 4-bedroom, 1-bathroom layout, this Highland Park home offers outstanding value for families and first-time buyers alike. With no rear neighbours, the backyard provides a peaceful setting to relax, entertain, or let the kids play while enjoying the privacy of mature trees. Inside, the home has been tastefully updated, creating a welcoming space ready for you to move in and add your own finishing touches. The main floor has been freshly painted and features new vinyl plank flooring throughout the main living areas. The partially finished basement offers a spacious recreation room, an existing bedroom, and another framed room ready to become a fifth bedroom, along with space to add a second bathroom if desired. An added bonus is that no aluminum wiring was found in the electrical panel. The property also includes a storage shed for additional outdoor storage and is ideally located in one of Grande Prairie's most established neighbourhoods, close to schools, parks, shopping, and other everyday amenities. Please click on multimedia, 3D or video to view the 3D virtual tour.