



8617 96 Street
Grande Prairie, Alberta

MLS # A2186162



\$328,800

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, None		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	General Residential RG
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	French Door, Pantry		

Inclusions: N/A

Welcome to this beautifully renovated bungalow in Highland Park! This charming home features 3 bedrooms on the main floor, plus an additional office or potential 4th room with a walk-in closet in the fully developed basement. The basement also offers a cozy family room and an additional bathroom. Owning this home means you would enjoy peace of mind with a new furnace and hot water tank installed in 2022, along with updated electrical, a new panel, and upgraded wiring. The functional kitchen boasts new cabinets and countertops, complemented by upgraded carpet, vinyl plank flooring, and newer paint throughout. The huge yard is perfect for outdoor living, and you're just a short walk away from schools and shopping. Plus, new shingles make this home move-in ready! Don't miss out!