

**8706 98 Street
Grande Prairie, Alberta**

MLS # A2238001



\$329,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	1
Garage:	Carport		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: negotiable

Welcome to this charming bungalow nestled in the heart of Highland Park. Located beside a large easement, this home offers 3 bedrooms and 1 full bathroom on the main floor plus an additional 4th bedroom in the basement - perfect as a starter home for single person or a growing family. As you step inside you will find vaulted ceilings and large windows bringing in an abundance of natural light. The kitchen boasts updated cabinetry with ample storage that flows seamlessly into the dining area, where garden doors lead to a private ground level patio and a large treed yard. On the opposite side of the home is a second outdoor living space nestled in the trees as well. The main floor features main floor laundry with added storage for extra convenience. You won't have to worry about much in this home - Brand new HWT and new furnace as of 2021, stove 2021, and the washing machine was also replaced in 2022. This home really is a gem!