

**8709 98 Street**  
**Grande Prairie, Alberta**

**MLS # A2214101**



**\$284,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Charming mature bungalow situated on a spacious 60 x 119 ft lot. This inviting home offers some updated flooring and newer shingles. The main floor features three bedrooms and one bathroom, along with a generously sized kitchen that boasts a large window overlooking the backyard. The bathroom has been tastefully renovated. Downstairs, you'll find a fully finished basement with one additional bedroom, a bathroom, and a cozy wood-burning fireplace. The fenced yard provides privacy, and there's a detached garage for added convenience. Conveniently located just steps from St. Gerard School! No need to worry about winter snow removal! Simply move in and enjoy. Schedule your viewing today!