

**8703 97 Park Street  
Grande Prairie, Alberta**

**MLS # A2230939**



**\$170,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks, Vaulted Ceiling(s)		

**Inclusions:** refrigerator, stove, washer, dryer

2 bedroom, 1 bathroom duplex, steps away from St. Gerard School in the desirable and mature, 'Highland Park' subdivision. Bungalow-style home with vaulted ceilings upstairs, and full basement, partially developed with family room, laundry area and tons of storage space. Plenty of natural light streams in through the living room windows, and allows you to enjoy the views of mature trees & greenspace. Kitchen has lots of cupboards and there is also dining space. Walking paths close by for your daily jaunt or to give the dog his walkies. Home is on a huge 4,800 sq ft lot. Long driveway runs alongside the fenced backyard and could accommodate an RV. Great rental property to add some positive cash flow to your life. Shingles are newer, and furnace is a mid-efficiency model. \*\*\*Currently tenant occupied. Rent is \$1,200. Tenant responsible for utilities. 24 hours notice to view. \*\*\* Contact a REALTOR®; for more info or to book a viewing!