

**8903 100 Street  
Grande Prairie, Alberta**

**MLS # A2286253**



**\$450,000**

|                  |                                                                                |               |                   |
|------------------|--------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                              |               |                   |
| <b>Style:</b>    | Bungalow                                                                       |               |                   |
| <b>Size:</b>     | 1,182 sq.ft.                                                                   | <b>Age:</b>   | 1961 (65 yrs old) |
| <b>Beds:</b>     | 4                                                                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Heated Garage, Off Street, RV Access/Parking, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks                 |               |                   |

|                    |                                                                                                                                    |                   |    |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                                             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stucco, Vinyl Siding, Wood Frame                                                                                         | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vinyl Windows |                   |    |

**Inclusions:** Fridge, Stove, Microwave/Range, Dishwasher, Washer/Dryer, Flower Planter on Wood Slat Wall, Dining Bench, Dining Table, Bar Stools, Curtain Rods, Shed, Garage Heater, Garage Shelving, Mud Room Built in Bench

**NEW TO THE MARKET!** Check out this beautifully renovated, mid century, scandinavian designed bungalow, nestled on a large lot in Highland Park! This is right on 100 street, but you'll find the service road barrier creates good distance between the house & 100th street, plus the new windows keep the sound down & the view of the school & mature trees are well worth it! This homes 2019 renovations included a new roof, siding, windows, doors, garage door, kitchen, all brand new appliances, LED lights throughout, newer furnace, some plumbing & electrical & overall cosmetics. Hot water tank replaced recently. Brand new dishwasher as well! Fully developed with a bright and open basement with your 4th bedroom, and 2nd bathroom, plus a massive laundry room! The garage is 25' long, fully finished & heated. Between the garage & the house there's a heated breezeway providing functional space for coming & going, and accessing your favourite summer space.... your BACKYARD! Parking here you'll find desirable, with your concrete driveway allowing for 3 good sized vehicles, or even your camper! Around the corner from you, is Grande Prairies newest Playground. A Jumpstart Inclusive Playground. This revamped, 21,000-square-foot space is designed to be fully accessible for children of all abilities, replacing the previous 19-year-old structure! Highland park keeps getting more and more desirable.