

**10405 96A Street  
Grande Prairie, Alberta****MLS # A2151859****\$168,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

A charming first-time home located in the mature area of Hillside, this property features 2 cozy bedrooms and 1 well-appointed bathroom. Set on a spacious lot, it offers ample outdoor space perfect for gardening, entertaining, or future expansions. The established neighborhood provides convenient access to local amenities, schools, and parks, making it an ideal choice for those seeking a blend of comfort and community living.