

**9703 88 Avenue
Grande Prairie, Alberta**

MLS # A2188427



\$340,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1964 (61 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: n/a

Immediate possession Bungalow with a 24 x24 detached double garage and large fenced yard located in Highland Park, right across from St. Gerard French Immersion School. New shingles, siding, windows, exterior doors and deck. The interior has been painted, new tile, hardwood, and laminate flooring throughout, trim, kitchen cabinets, ceramic sink, all new kitchen appliances and backsplash. All new bathrooms, floor plan has been remodeled to include an ensuite in the master bedroom. Basement has been completely redone with new laminate flooring, tiled bar area, new bathroom, paint, trim, all new triple pane windows, new HWT, new motor in furnace and third bedroom. The garage has a brand new roof and there is raised beds behind the garage for a garden.