

**8619 95 Street
Grande Prairie, Alberta**

MLS # A2191413



\$304,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,360 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	City Lot, Corner Lot, Landscaped, Pie Shaped Lot		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: As-Is, Where Is.

This is a great 1360 sq/ft bungalow in Highland Park, close to schools and all amenities. This home is dated, needs work & cleanup but has a great floor plan and excellent bones. If you are a first-time home buyer that is willing to apply sweat equity, this would be an amazing opportunity. The detached two-car garage is insulated and heated. The driveway is very large allowing for R.V parking and multi-vehicle parking. The back yard is fully-fenced and the large pie-shaped provides plenty of room for all your landscaping needs.