

**10707 97 Street  
Grande Prairie, Alberta**
**MLS # A2192105**


# \$299,900

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<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>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

Spacious 5-bedroom older home on a large lot near the old hospital. This charming property features a single-car garage, one full bath, and one half bath. Recent updates include brand-new vinyl plank flooring, adding a modern touch to its classic character. A great opportunity for those seeking space and convenience in a desirable location! Currently rented out month to month, it would make a great cash flowing investment. Ask your Realtor for more information! Quick possession available