



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

8603 95 Street  
 Grande Prairie, Alberta

MLS # A2204420



**\$287,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, No Smoking Home		

**Inclusions:** None

This Bungalow is located in the fabulous neighborhood of Highland Park. Located close to schools, parks and shopping amenities nearby. The large back yard with its mature trees, drop-down deck and an extra-large garden shed provides plenty of space. Inside you will find a nice sized living room with a wood-burning fireplace. The kitchen provides plenty of storage and the basement has a nice sized rumpus room. Throughout the home there are vinyl windows and a few upgrades. If you are a first-time home buyer, this is a great opportunity to get into the market and transition from a tenant to a homeowner.