



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

780-831-7725  
 jackadmin@gpremax.com

10615 92C Street  
 Grande Prairie, Alberta

MLS # A2204927



**\$285,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Pantry, Storage, Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** Shed

Nice older home in Hillside area that offers 4 bedroom - 3 up and 1 down -and 2 bathroom contained in a fully developed main floor and a partially developed lower level. There are many amenities in the area including schools, playgrounds and churches but you also have a partially fenced yard for pets and children. The 16 x 24 detached heated garage has a paved/concrete drive right to the OHD and the extra length of the garage allows parking and a working space.. Upstairs has real hardwood in hallways and carpet through out the living room and bedrooms. Some other features include new shingles, new weeping tile installed a few years ago and a electrical outlet to a lantern in the back yard