

**8601 100 Street**  
**Grande Prairie, Alberta**

**MLS # A2169889**



**\$289,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

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

**Inclusions:** None

READY TO MOVE IN. BEAUTIFUL home with GORGEOUS backyard close to all amenities ! This 4 bedroom, 2 bathroom home has been immaculately cared for ! Enjoy the beautiful mature trees and garden with meticulously cared for lawn from your large back deck. PLENTY of parking space with room for an RV or to build a garage ! Upstairs, enjoy the natural light from large windows in family room and kitchen and 3 well sized rooms with newer flooring throughout. Downstairs you can find the 4th large room as well as second family room with plenty of potential for your vision ! Don't hesitate - book your showing today !