

**8612, 100 street**  
**Grande Prairie, Alberta**

**MLS # A2180386**

**\$289,000**



|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Swanavon                         |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.                     | <b>Age:</b>   | 1972 (52 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Single Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard |               |                   |

|                    |                               |                   |     |
|--------------------|-------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco                        | <b>Zoning:</b>    | RES |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan |                   |     |

**Inclusions:** SHED

Great starter or family home close to schools. Good floor plan. Has had a lot of great renovations and changes to the original plan. Very open, new French doors to a large 2 level deck. Primary ensuite. Basement is fully developed but could use updating. Big yard, garage is heated. Shingles and eavetroughs recently done few years ago. Large backyard. Close to shopping and bus stops. Don't miss out and book showing today.