

9663 Hillcrest Drive
Grande Prairie, Alberta

MLS # A2187726



\$209,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	752 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings, shed, title insurance in lieu of RPR

A quaint smaller home in a lovely neighborhood. This home has seen a lot of love over many years the current owner has lived here. There have been many upgrades over the years. Roof is about 10 years old, all windows but picture window have been replaced, newer concrete driveway, newer landscaping, rear patio. This home has a good sized kitchen/ dining area and a good sized living room. There are 2 bedrooms and 1 bathroom upstairs and 1 bedroom and a bathroom down stairs. There is a detached garage/workshop that is insulated and has an oversized radian heater. The large back yard is fenced. Whether you are looking to downsize, looking for a rental unit or are just starting out, this home is worth a look.