

**10707 97 Street**  
**Grande Prairie, Alberta**

**MLS # A2192105**



**\$299,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** na

Spacious 5-bedroom older home on a large lot near the old hospital. This charming property features a single-car garage, one full bath, and one half bath. Recent updates include brand-new vinyl plank flooring, adding a modern touch to its classic character. A great opportunity for those seeking space and convenience in a desirable location! Currently rented out month to month, it would make a great cash flowing investment. Ask your Realtor for more information! Quick possession available