TALLON JEBB
REAL ESTATE

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8619 96A Street
Grande Prairie, Alberta

MLS # A2195481

$374,900

Division:	Highland Park
Type:	Residential/House
Style:	Bungalow

Size:	1,171 sq.ft.	**Age:**	1971 (54 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Additional Parking, Double Garage Detached, Parking Pad, RV Access/Parkir
Lot Size:	0.16 Acre
Lot Feat:	No Neighbours Behind

Heating:	None	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-

Features:	Built-in Features, Laminate Counters, No Smoking Home, Open Floorplan

Inclusions:	NONE

OPEN HOUSE 2-4pm Saturday Feb 21-Be the first to enjoy this turnkey, newly renovated, bright, and spacious Highland Park home that exudes style, charm, and functionality. This 4 BEDROOM, 2.5 BATHROOM bungalow on a quiet side street has too many professionally installed, brand new improvements to list, but we'll try: custom kitchen with cabinets right to the ceiling, soft close drawers and cupboards, wine rack shelf, new counter top, stainless appliances including; new fridge, stove and microwave, luxury vinyl flooring throughout the main floor, with new carpet in the lower level, replaced light fixtures and door hardware, fresh paint throughout, custom closet doors upstairs, main level updated bathrooms, and a newer hot water tank. This light-filled, roomy bungalow features big living and dining rooms, with large windows, the kitchen window gives a view of the back yard. There are 3 main-floor bedrooms, including the master which has a 2 piece ensuite. The fully developed basement has a large rec-room, 1 bedroom, full bathroom, a sauna, and 2 large storage rooms. The extra large backyard is fully fenced and there is a mature shade tree! The long deep driveway would allow for RV parking and leads to the detached double-car, 22'x26', garage. Some work the owner recommends soon is shingles and the basement shower lower tile could use regrouting.