

**10613 92B Street**  
**Grande Prairie, Alberta**

**MLS # A2199650**



**\$359,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	25-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** Window Coverings - Affixed Blinds

Welcome home to this charming bungalow, nestled on a quiet street with no rear neighbours. This mature neighbourhood is neatly tucked into the central east side, offering easy access to all main arteries throughout the City. As you enter the home you will immediately notice the spacious and bright layout offering an open concept feel and functionality. Thoughtful renovations and upgrades bring his house to life and offer a pleasant and warm space to call home. The kitchen has been carefully crafted with beautiful, bright cabinets from counter top to ceiling offering an elegant, seamless flow with ample storage throughout. A large, porcelain apron sink is mounted under your window allowing clear visibility in your private back yard. Your island offers extra prep space and seating, perfect for hosting. This kitchen features a clean and sleek white subway tile backsplash, open shelving, new appliances, white laminate countertops, trendy hardware, soft closing cabinets and a hidden garbage drawer. Upgraded laminate flooring throughout not only looks great, but it's extremely durable and family friendly! The living room focal point is a custom floor to ceiling wall feature surrounding your mounted tv to add a touch of elevation to the space. The openness allows for functional placement options for your furniture. A sizeable primary bedroom featuring a 2-piece ensuite, main floor bathroom and two other bedrooms complete the main living space. As you head down to the basement you will notice a second entrance from the back of the home offering you the opportunity to suite the property and make it a rentable space, or keep it as a single family home. The basement offers a large recreation room, two other bedrooms, a den, original terracotta tiled laundry room, bathroom and storage! This space is nearly complete leaving room for your finishing touches. The back yard features a covered deck,

covered storage off the detached, 24x24 heated garage with 250v wiring and of course loads of parking space. Your yard is fenced and landscaped. Book a viewing with your favourite real estate agent today!