

**7719 95 Street  
Grande Prairie, Alberta**

**MLS # A2170762**



**\$354,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Lawn, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Sauna		

**Inclusions:** N/A

So many Highlights\*\*\*Very quiet street\*\*\*Only one neighbor - easement on two sides\*\*\*St Patrick's School one block, Alexander Forbes six blocks, Dave Barr four blocks, Circle K on Resources Rd three blocks away\*\*\*Southview Safeway 4min; Eastlink Centre, St Joes, Charles Spencer 7min drive\*\*\*Upgrades: Shingles 2023, HWT 2020, HE Furnace 2018, Vinyl Windows main area 2014\*\*\*TWO Wood Burning Fireplaces\*\*\*In-Floor Heating in two full bathrooms\*\*\*Stainless Appliances\*\*\*Composite Deck\*\*\*No carpet and no smoking home\*\*\*