

**8619 95 Street  
Grande Prairie, Alberta**

**MLS # A2191413**



**\$304,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Landscaped, Pie Shaped Lot		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** As-Is, Where Is.

This is a great 1360 sq/ft bungalow in Highland Park, close to schools and all amenities. This home is dated, needs work & cleanup but has a great floor plan and excellent bones. If you are a first-time home buyer that is willing to apply sweat equity, this would be an amazing opportunity. The two-car garage and good-sized pie-lot are added bonuses.