

**10425 96A Street**  
**Grande Prairie, Alberta**
**MLS # A2232452**

**\$364,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

VERY WELL KEPT FULLY DEVELOPED HOME WITH HUGE LANDSCAPED BACKYARD IN HILLSIDE!!! This 3 bedroom plus office/den and 2 bathroom home is in an excellent location. The kitchen has white cabinets, stainless steel appliances, and a dining area. The living room has a unique ceiling feature and laminate flooring. 3 bedrooms and a full bathroom complete the main floor. The basement has a large family room with a dry bar, office/den, a 3 piece bathroom, and laundry/storage room. The backyard is gorgeous with mature trees, a large deck, a new 6' fence with lighting, a stone firepit, a shed, and a 16 x 20 detached garage. New high-efficiency furnace, hot water tank, windows, and shingles. Don't miss out on this property!!! Book your showing today!!!