



780-832-0996
derek.estabrook@outlook.com

8611 95 Street
Grande Prairie, Alberta

MLS # A2239255



\$349,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: None

This charming, original owner , well cared for home boasts a large driveway, detached garage, and a fantastic back yard! Large mature trees, flowerbeds, and an excellent sized garden to enjoy, with a handy garden shed. Inside is well kept and features living room with large picture window and kitchen windows overlooking the backyard. 3 bedrooms and a full bath on this main level. Downstairs is partially developed with great potential. There is a finished 3 pce bathroom and the laundry area has great storage. Updates within the last decade includes shingles, windows, hot water tank and furnace. This is a great home to make yours, call today!