

**9921 92 Avenue
Grande Prairie, Alberta**

MLS # A2242563



\$205,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	864 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: N/A

INVESTMENT PROPERTY OR FIRST TIME HOME BUYER ALERT!! This home is in a prime location being central to Grande Prairie, close to schools, walking trails, parks & shopping centers. On the main floor there are two bedrooms, a four piece bath and a kitchen/living room that flow together. Appliances have all been recently updated within the last 5 years including a new front loading washer/dryer as well as a newer HWT. Downstairs there are two large bedrooms, a living area that needs to be completed, and laundry. Walk outside and you have a long driveway perfect for lots of parking or an RV. Back yard is complete with 24' by 22' garage.