

9804 95 Street  
Grande Prairie, Alberta

MLS # A2301924



**\$319,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, Storage		

**Inclusions:** Shed, Window Coverings, Frigdex2

Cute, Cozy, And Updated is the definition of this stunning bungalow. Situated on a massive 8400sq-ft lot, with large asphalt driveway that extends into back yard. Entering your home you will appreciate the newer front deck, that leads you into your living room complimented nicely by feature wall with aesthetic electric fireplace. Kitchen is updated with modern backsplash, adequate counter + cabinet space and two fridges. Dining is a good size allowing table of many shapes and sizes. Remainder of main floor consists of three bedrooms, full bathroom and desired main floor laundry with brand new washer just installed. Heading to your fully developed basement you will appreciate the sheer size it boasts, with second living room which could easily add fourth bedroom, there is a finished storage room, full bathroom, and utility room. Back yard is massive and no lack of space for future detached garage or RV Parking as well 80% of fence is only a few years old. Book your viewing today of this affordable home that has had some extensive upgrades completed including main sewer line, roof, windows, front deck, fence, flooring, paint and light fixtures to name a few!