

**8703 97 Park Street
Grande Prairie, Alberta**

MLS # A2230939



\$170,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	864 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions: refrigerator, stove, washer, dryer

2 bedroom, 1 bathroom duplex, steps away from St. Gerard School in the desirable and mature, 'Highland Park' subdivision. Bungalow-style home with vaulted ceilings upstairs, and full basement, partially developed with family room, laundry area and tons of storage space. Plenty of natural light streams in through the living room windows, and allows you to enjoy the views of mature trees & greenspace. Kitchen has lots of cupboards and there is also dining space. Walking paths close by for your daily jaunt or to give the dog his walkies. Home is on a huge 4,800 sq ft lot. Long driveway runs alongside the fenced backyard and could accommodate an RV. Great rental property to add some positive cash flow to your life. Shingles are newer, and furnace is a mid-efficiency model. ***Currently tenant occupied. Rent is \$1,200. Tenant responsible for utilities. 24 hours notice to view. *** Contact a REALTOR®; for more info or to book a viewing!