

8903 100 Street  
Grande Prairie, Alberta

MLS # A2286253



**\$450,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Heated Garage, Off Street, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vinyl Windows		

**Inclusions:** Fridge, Stove, Microwave/Range, Dishwasher, Washer/Dryer, Flower Planter on Wood Slat Wall, Dining Bench, Dining Table, Bar Stools, Curtain Rods, Shed, Garage Heater, Garage Shelving, Mud Room Built in Bench

**NEW TO THE MARKET!** Check out this beautifully renovated, mid century, scandinavian designed bungalow, nestled on a large lot in Highland Park! This is right on 100 street, but you'll find the service road barrier creates good distance between the house & 100th street, plus the new windows keep the sound down & the view of the school & mature trees are well worth it! This homes 2019 renovations included a new roof, siding, windows, doors, garage door, kitchen, all brand new appliances, LED lights throughout, newer furnace, some plumbing & electrical & overall cosmetics. Hot water tank replaced recently. Brand new dishwasher as well! Fully developed with a bright and open basement with your 4th bedroom, and 2nd bathroom, plus a massive laundry room! The garage is 25' long, fully finished & heated. Between the garage & the house there's a heated breezeway providing functional space for coming & going, and accessing your favourite summer space.... your BACKYARD! Parking here you'll find desirable, with your concrete driveway allowing for 3 good sized vehicles, or even your camper! Around the corner from you, is Grande Prairies newest Playground. A Jumpstart Inclusive Playground. This revamped, 21,000-square-foot space is designed to be fully accessible for children of all abilities, replacing the previous 19-year-old structure! Highland park keeps getting more and more desirable.