



8903 100 Street  
Grande Prairie, Alberta

MLS # A2286253

**\$450,000**



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

|             |  |            |    |
|-------------|--|------------|----|
| Heating:    | Forced Air, Natural Gas  | Water:     | -  |
| Floors:     | Carpet, Laminate, Tile   | Sewer:     | -  |
| Roof:       | Asphalt Shingle  | Condo Fee: | -  |
| Basement:   | Full   | LLD:       | -  |
| Exterior:   | Concrete, Stucco, Vinyl Siding, Wood Frame   | Zoning:    | RG |
| Foundation: | Poured Concrete  | Utilities: | -  |
| Features:   | 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.