



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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10425 96A Street  
Grande Prairie, Alberta

MLS # A2245093



\$347,900

|             |                            |            |    |
|-------------|----------------------------|------------|----|
| Heating:    | Forced Air                 | Water:     | -  |
| Floors:     | Carpet, Laminate, Linoleum | Sewer:     | -  |
| Roof:       | Asphalt                    | Condo Fee: | -  |
| Basement:   | Finished, Full             | LLD:       | -  |
| Exterior:   | Concrete                   | Zoning:    | RG |
| Foundation: | Poured Concrete            | Utilities: | -  |
| Features:   | Laminate Counters          |            |    |
| Inclusions: | N/A                        |            |    |

VERY WELL KEPT FULLY DEVELOPED HOME WITH HUGE LANDSCAPED BACKYARD IN HILLSIDE!!! This 3 bedroom plus office/den and 2 bathroom home is in an excellent location. The kitchen has white cabinets, stainless steel appliances, and a dining area. The living room has a unique ceiling feature and laminate flooring. 3 bedrooms and a full bathroom complete the main floor. The basement has a large family room with a dry bar, office/den, a 3 piece bathroom, and laundry/storage room. The backyard is gorgeous with mature trees, a large deck, a new 6' fence with lighting, a stone firepit, a shed, and a 16 x 20 detached garage. New high-efficiency furnace, hot water tank, windows, and shingles. Don't miss out on this property!!! Book your showing today!!!