



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

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11808 98 Street
Grande Prairie, Alberta

MLS # A2250540



\$315,500

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	NA		

In recent years this home has been receiving important updates, making it well on its way through a thoughtful makeover. The work already completed includes a refreshed deck, an upgraded 100 amp electrical panel, new weeping tile around the exterior, updated flooring in select areas, replaced shingles, modernized plumbing, and upgraded windows. Offering a total of 4 bedrooms and 2 bathrooms, the layout features 2 bedrooms upstairs along with a 4-piece bathroom, and 2 more bedrooms downstairs with a 3-piece bath. A wide gravel driveway provides ample parking, and outside you’ll also find a handy shed for storage or tinkering. Close to shopping and amenities, this property blends completed upgrades with plenty of opportunity for new owners to add their own finishing touches.