



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

780-831-7725
jackadmin@gpremax.com

8620 91 Street
Grande Prairie, Alberta

MLS # A2269244



\$200,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, See Remarks		
Inclusions:	N/A		

BE SETTLED INTO YOUR NEW HOME BEFORE CHRISTMAS! Whether you're a first-time buyer or looking to downsize, this 3 bedroom, 2 bathroom home offers an affordable and comfortable living option. The kitchen features an island, a pantry, plenty of cabinets and ample counter space. A huge bonus storage room is located just off the designated laundry room area. The primary bedroom located at the far end of the home includes a huge closet and an ensuite bathroom with a jetted tub. Two additional bedrooms and a second 4-piece bath are located at the opposite end of the home. Updates include NEW SHINGLES, EAVESTROUGHS AND DOWNSPOUTS. The monthly condo fee of \$175 covers park management, common area maintenance, water, sewer, and garbage/snow removal. This move-in ready home is conveniently located within walking distance to FreshCo, Shoppers Drug Store, Snap Fitness, Tim Hortons/Starbucks coffee shops, Riverstone Elementary School, bus routes, a gas station/car wash and many other amenities.