

9610 Hillcrest Drive  
Grande Prairie, Alberta

MLS # A2105184



## \$153,000

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Partial, Unfinished

**Exterior:** Vinyl Siding

**Foundation:** Block

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** n/a

Charming 3 bedroom 1 bathroom bungalow awaits new home ownership in a convenient quiet location with wonderful accessibility to stores, school, and conveniences. The Kitchen has stainless steel appliances, ceiling-height cabinetry, and a view of the backyard. The living room accesses the backyard for easy BBQing or a beloved pet door with a convenient side entrance. An additional Patio door off of the living room leads to a spacious deck. The huge backyard features a few large matured trees, a fire pit, a shed, and rear access to the back alley. This home has wonderful potential, is built on a generous 50 X 141 foot lot, and is situated beside well-cared-for neighboring properties!! Call your realtor to view it today! \*\*\*Please note: Property is sold "as is, where is, upon possession". No warranties or representations.\*\*\*