

**10834 95 Street  
Grande Prairie, Alberta**

**MLS # A2164275**



**\$319,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Corner Lot, Garden, Landscaped, Underground Sprinklers, Rectangular Lot, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dining Room China Cabinet, Laundry Sink, Laundry Clothes Folding Table, Miscellaneous Shelving (Everything as seen in house will stay)

This home has always been with this family!! If I had to pick one of my favorite properties over the past year, this one would be in the top of my list. Although most of the home is original, it is meticulously clean and you will notice how well loved & cared for it has been!!! Completely full of charm and built to last! It has some very unique timeless features such as some original light fixtures, a milk-man's delivery cupboard by the door, and a laundry shoot from the main floor bathroom to the basement. The solid wood kitchen cabinets are well built and well taken care of! Some of the windows have been updated. 3 bedrooms and a 4 piece bathroom on the main floor. The basement has one bedroom, access to the garage, 2 bonus rooms, a recreation room, laundry room with a sink and clothes folding table, a pantry/canning room, and a 3 piece renovated bathroom. Newer washer & dryer and the furnace & hot water tank are approximately 6 years old. **INCREDIBLY BEAUTIFUL YARD AND ON A HUGE CORNER LOT!** Garden, sprinkler system, beautiful landscaping including a large apple tree and flower beds, stone walls, and a fire hydrant on corner of lot. Fenced back yard. Double attached garage. 240 Square foot workshop in the backyard with a concrete floor, heat and power. Long concrete driveway with room to park an RV and concrete sidewalks. **DO NOT PASS THIS ONE BY!! AN ABSOLUTE MUST TO VIEW!** The old flooring looks new but dated. Some fresh flooring in this home and you have yourself a beauty!! Great family location. Nice street! Stunning yard! Well cared for home!! You have to tour it to fully appreciate this one!!!!!!