

**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		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**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.\*\*\*