



CORY PELCHAT
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10615 92C Street
Grande Prairie, Alberta

MLS # A2204927



\$285,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Hillside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,036 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Driveway, Heated Garage, Single Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn | | |

| | |
|--------------------|-------------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Hardwood, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Full, Partially Finished |
| Exterior: | Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Pantry, Storage, Sump Pump(s) |

| | |
|-------------------|----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | RG |
| Utilities: | - |

Inclusions: Shed

Nice older home in Hillside area that offers 4 bedroom - 3 up and 1 down -and 2 bathroom contained in a fully developed main floor and a partially developed lower level. The are many amenities in in the area including schools, playgrounds and churches but you also have a partially fenced yard for pets and children. The 16 x 24 detached heated garage has a paved/concrete drive right to the OHD and the extra length of the garage allows parking and a working space.. Upstairs has real hardwood in hallways and carpet through out the living room and bedrooms. Some other features include new shingles, new weeping tile installed a few years ago and a electrical outlet to a lantern in the back yard