

10403 96A Street  
Grande Prairie, Alberta

MLS # A2239032



**\$165,000**

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	830 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Gravel Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RG
Foundation:	Perimeter Wall	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Located east of the old QEII Hospital, this is a great location on a quiet street. It's the perfect starter home or project house. The lot measures 52 feet by 150 feet with back alley access. There are lots of trees in the backyard and plenty of parking. The home offers good square footage with an eat-in kitchen and a large living room that opens onto the front covered deck. Two good-sized bedrooms and one full bathroom complete the main floor. This one is worth a look!