

# \$364,900 - 10425 96a Street, Grande Prairie

MLS® #A2232452

## \$364,900

4 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.17 Acres

Hillside., Grande Prairie, Alberta

VERY WELL KEPT FULLY DEVELOPED HOME WITH HUGE LANDSCAPED BACKYARD IN HILLSIDE!!! This 3 bedroom plus office/den and 2 bathroom home is in an excellent location. The kitchen has white cabinets, stainless steel appliances, and a dining area. The living room has a unique ceiling feature and laminate flooring. 3 bedrooms and a full bathroom complete the main floor. The basement has a large family room with a dry bar, office/den, a 3 piece bathroom, and laundry/storage room. The backyard is gorgeous with mature trees, a large deck, a new 6' fence with lighting, a stone firepit, a shed, and a 16 x 20 detached garage. New high-efficiency furnace, hot water tank, windows, and shingles. Don't miss out on this property!!! Book your showing today!!!

Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232452    |
| Price          | \$364,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 960         |
| Acres          | 0.17        |
| Year Built     | 1960        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10425 96a Street |
| Subdivision | Hillside.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 2A7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters   |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Playground, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Landscaped, Lawn                |
| Roof              | Asphalt                                    |
| Construction      | Concrete                                   |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 1               |
| Zoning         | RG              |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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