



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**9645 Hillcrest Drive  
Grande Prairie, Alberta**

**MLS # A2274701**



**\$300,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Corner Lot, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All Appliances sold as/is

Exciting opportunity to own a unique home on a massive lot. This large home features a suited basement with semi detached double garage with added shop space. Tons of character throughout this home with 3 bedrooms upstairs featuring a master bedroom with ensuite. The living room is a good size with wood burning stove. Downstairs you will find an in-law suite with 2 bedrooms and a separate entrance. The double garage has an attached shop with extra space for entertaining. Large lot with fireplace. Come check it out today.