

# \$329,000 - 8706 98 Street, Grande Prairie

MLS® #A2238001

**\$329,000**

4 Bedroom, 1.00 Bathroom, 1,160 sqft

Residential on 0.17 Acres

Highland Park., Grande Prairie, Alberta

Welcome to this charming bungalow nestled in the heart of Highland Park. Located beside a large easement, this home offers 3 bedrooms and 1 full bathroom on the main floor plus an additional 4th bedroom in the basement - perfect as a starter home for single person or a growing family. As you step inside you will find vaulted ceilings and large windows bringing in an abundance of natural light. The kitchen boasts updated cabinetry with ample storage that flows seamlessly into the dining area, where garden doors lead to a private ground level patio and a large treed yard. On the opposite side of the home is a second outdoor living space nestled in the trees as well. The main floor features main floor laundry with added storage for extra convenience. You won't have to worry about much in this home - Brand new HWT and new furnace as of 2021, stove 2021, and the washing machine was also replaced in 2022. This home really is a gem!

Built in 1965

## Essential Information

MLS® #	A2238001
Price	\$329,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,160



Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8706 98 Street
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2C8

### **Amenities**

Parking Spaces	3
Parking	Carport

### **Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage, Garden
Lot Description	Back Yard
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 8th, 2025
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Days on Market	9
Zoning	RG

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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