

# \$170,000 - 8703 97 Park Street, Grande Prairie

MLS® #A2230939

## \$170,000

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.11 Acres

Highland Park., Grande Prairie, Alberta

2 bedroom, 1 bathroom duplex, steps away from St. Gerard School in the desirable and mature, 'Highland Park' subdivision. Bungalow-style home with vaulted ceilings upstairs, and full basement, partially developed with family room, laundry area and tons of storage space. Plenty of natural light streams in through the living room windows, and allows you to enjoy the views of mature trees & greenspace. Kitchen has lots of cupboards and there is also dining space. Walking paths close by for your daily jaunt or to give the dog his walkies. Home is on a huge 4,800 sq ft lot. Long driveway runs alongside the fenced backyard and could accommodate an RV. Great rental property to add some positive cash flow to your life. Shingles are newer, and furnace is a mid-efficiency model. \*\*\*Currently tenant occupied. Rent is \$1,200. Tenant responsible for utilities. 24 hours notice to view. \*\*\* Contact a REALTOR® for more info or to book a viewing!

Built in 1965

## Essential Information

MLS® #	A2230939
Price	\$170,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	864
Acres	0.11
Year Built	1965
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	8703 97 Park Street
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2C4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
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Days on Market	16
Zoning	RG

## **Listing Details**

Listing Office	Royal LePage - The Realty Group
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