

**8206 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2303790**



**\$299,900**

<b>Division:</b>	Patterson Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Other
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** SOLD AS IS WHERE IS.

Calling all investors, renovators, and handy homeowners &mdash; this fixer-upper is packed with potential! Situated on a desirable corner lot in a convenient location close to schools and shopping, this property is the perfect opportunity to create something truly special. From the charming front porch to the spacious layout, this home offers a fantastic foundation for your next flip, rental investment, or personal project. Inside you will find a bright and functional main level featuring a generous living room, dining area, and large windows that fill the space with natural light. Upstairs offers 2 bedrooms, a full main bathroom, and a primary bedroom complete with its own ensuite. The fully developed basement adds even more value with a separate entrance and excellent suite potential. Downstairs you'll find 2 additional bedrooms, another full bathroom, and plenty of space to customize to your needs. With great bones, an excellent location, and endless possibilities, this is your chance to turn potential into profit!