

# \$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 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 8  |
| Zoning         | RG |

## Listing Details

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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