

# SHELDON SWAIN

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9703 88 Avenue  
Grande Prairie, Alberta

MLS # A1047803



## \$289,900

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	-		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1964 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	City Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** -

Completely renovated Bungalow with a detached double garage and large fenced yard located in Highland Park, right across from St. Gerard French Immersion School. New shingles, siding, windows, exterior doors and deck. The interior has been painted, new tile, hardwood, and laminate flooring throughout, trim, kitchen cabinets, ceramic sink, and backsplash. All new bathrooms, floor plan has been remodeled to include an ensuite in the master bedroom. Basement has been completely redone with new laminate flooring, tiled bar area, new bathroom, paint, trim, and third bedroom. Detached garage measures 24'x24'. Lots of parking for an RV.