



GRASSROOTS
REALTY GROUP

1-833-GPROOTS (477-6687)
aloha@grassrootsrealty.ca

9606 85 Avenue
Grande Prairie, Alberta



\$244,900

Division:	Highland Park		
Type:	House		
Style:	Bungalow		
Size:	981 sq.ft.	Age:	1973 (45 yrs old)
Beds:	3	Baths:	2
Possession:	Immediate		
Garage:	No		
Driveway:	-		

Heating:	Forced Air, High Efficiency	Water:	Municipal
Floors:	Carpet, Laminate	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 2,790
Basement:	Full	Condo Fee:	-
Exterior:	Stucco	Lot Fee:	-
Land:	Wooded/Treed	Maintenance Fee:	-
Features:	Gas Fireplace		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings



Looking for a cozy starter home in mature Highland Park.. well.. I have the perfect place for you! Cute as a button and available for Immediate possession, this fully developed bungalow is located on quiet street walking distance to schools, shopping and parks. Updates include windows, insulation, upstairs flooring, paint, trim, and an entirely new upstairs bathroom. It doesn't stop there, Hot water tank was replaced in 2016 and a Brand new High efficiency furnace was installed in 2014. All thats left is for you to call this place.. HOME! Book your showing today!