



GRASSROOTS
REALTY GROUP

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9546 85 Avenue
Grande Prairie, Alberta

MLS # A2215337



\$320,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Low Density Res
Utilities:	-

Inclusions: NA

Located in the highly sought-after Highland Park neighborhood, this spacious and well-maintained 4-bedroom home offers a perfect blend of comfort, style, and modern updates. Step inside to find a beautifully updated kitchen with contemporary finishes, ideal for both everyday living and entertaining. The home also features updated windows and doors that enhance energy efficiency and aesthetic appeal, along with recently replaced shingles that provide long-term peace of mind. Outside, you'll fall in love with the beautifully finished yard—perfect for relaxing, gardening, or hosting gatherings. This home truly offers the best of both indoor luxury and outdoor enjoyment in one of the city's most desirable areas.