



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**9902 90 Avenue
Grande Prairie, Alberta**

MLS # A2217305



\$390,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway,		
Lot Size:	0.27 Acre		
Lot Feat:	Front Yard, Irregular Lot, Lawn, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas, Wood	Water:	Public
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Kitchen Island, See Remarks, Storage, Vinyl Windows		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings, shed, greenhouse, firewood & outside shelter, peg boards & table in workshop

Now THIS is the property for you if you need LOTS of parking space, want a large workshop AND a garage, love a BIG yard, plenty of storage spaces AND a huge master bedroom! This wonderful, bungalow-style home has a great layout, is plum-full of updates & has no carpet. Chain link fence borders the incredible, MASSIVE backyard with 24' x 28' finished, heated garage with double doors leading to attached 23' x 24' heated workshop with overhead door to rear lane. That's over 1,200 square feet of space! The ginormous lot of 11,600+ square feet (0.27 acre) also boasts a 8' x 9' greenhouse, sizable firewood storage shelter and 14' x 10' storage shed. There is a firepit patio block area to enjoy our long and lovely summer evenings around and still LOTS of space for kids & pets to play or perhaps put in a garden or two... or three. The southside has a super cute deck with aluminum railing and clear panels for the front entry. Inside the home, the upstairs has updated main bathroom, hall closet, second bedroom and the amazing mega-sized primary bedroom with 3 sets of double closets AND a single! WHOA! Living room has character front door, faux brick feature wall & sculpted archways leading to the renovated kitchen & dining area, with oodles of white cabinets, prep island, stainless steel appliances & access door to private, metal roof covered back deck. Side entry off the driveway leads to the bright & modern looking downstairs area that was developed just a few years ago. Features are family room with wood stove, full bathroom with super handy slide out shelving for toiletries plus wall of cabinets right outside the door, finished laundry room with sink, office/den with shelving in closet, combo storage & utility room with newer furnace & hot water tank. There is also a convenient firewood holder in this room to keep the

stove fire stoked during cold winter days. But, for now, summer is on its way and the AC will beat the heat and keep everyone nice & cool. Regardless of the weather outside, inside will always be comfortable with the home's extra styrofoam insulation over vinyl siding, newer vinyl windows & shingles. The long paved driveway can EASILY accommodate 6+ vehicles or if you have a RV, there will be no problem parking it here PLUS there is street parking out front. Superb location, especially for those with young families, with schools, playgrounds, parks, ball diamonds, and Lions Splash Park very close by. What an amazing opportunity! Don't delay and contact a REALTOR® today for more information or to view!