



GRASSROOTS
REALTY GROUP

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9815 91 Avenue
Grande Prairie, Alberta

MLS # A2226826



\$315,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Other, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: All light fixtures, all window coverings, GDO + control(s)

Fully developed bungalow ideally located on a large, mature lot in Highland Park. Perfect as a starter home or for someone looking to downsize without condo living. This home features a bright main floor with two bedrooms, a full bathroom, a spacious living room and a dining area that opens onto a large, covered deck and a beautifully landscaped, private backyard. The finished basement offers excellent versatility, complete with 2 bedrooms, kitchenette- perfect for teens or out-of-town guests, three-piece bathroom, cozy family room, and a laundry/storage area. One of the bedrooms has a gas fireplace for added comfort. Central air conditioning ensures comfort in the summer months. Additional highlights include an attached finished garage, full fencing with alley access, and a prime location next to Lions Park and within walking distance to schools and downtown shopping. A wonderful opportunity to own in a well-established community.