



GRASSROOTS
REALTY GROUP

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

**9825 91 Avenue
Grande Prairie, Alberta**

MLS # A2232158



\$335,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1963 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

Charming home nestled in the family-friendly neighbourhood of Highland Park! close to schools, shopping, walking trails and Lions Park. This fully developed home has 3 bedrooms and bathroom up and 2 bedrooms, bathroom and family room in the basement, there's plenty of space for the whole family to relax, work, or play. Recent upgrades including a newer roof, furnace, updated electrical, and newer flooring. The single detached garage offers extra storage or the perfect spot for your toys and tools. Step outside to a large, private fenced yard—ideal for kids, pets, or weekend barbecues. Whether you're looking for your first home or room for a growing family, this property has it all. Don't miss your chance—come take a look today! Tenants pay \$1825 plus utilities. Lease. ends Oct. 31, 2025