



GRASSROOTS
REALTY GROUP

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

9551 85 Avenue
Grande Prairie, Alberta

MLS # A2253558



\$399,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,683 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Separate Entrance		

Inclusions: Frigdex3, Stovex3, Washer, Dryer, Microwave, Dishwasher

Not many large bungalows with heated garage + sun room, plus two in law suites in the basement come up very often. Driveway is grande allowing for RV parking or storage if your heart desires. Main level consists of updated kitchen cabinets + counter tops, dining room, big living room, 3 bedrooms including the master with a full en-suite, full bathroom, and incredible sunroom with infloor heat + wood stove for the winter months. Basements hosts two self contained mother in law suites that both have one bed, one full bath, and own kitchens. Shared laundry room in basement utility room in a common area and entrance to the basement off the side of the home. Backyard is south backing allowing sun all day long, fully fenced, and complimented by large detached heated shop by infloor heat with wood shed attached and office/storage space. Book your viewing today!