



GRASSROOTS
REALTY GROUP

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

8607 99A Street
Grande Prairie, Alberta

MLS # A2253725



\$409,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,213 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Irregular Lot, Landsc		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks		

Inclusions: N/A

Welcome to this inviting 1,212 sq ft bungalow, perfectly situated on a quiet cul-de-sac. The main level offers a bright and functional layout with 3 comfortable bedrooms, a full bathroom, spacious living room, and the convenience of main floor laundry. An enclosed sunroom adds extra living space, ideal for morning coffee or relaxing evenings. Downstairs you'll find a large family room warmed by a wood stove, an additional bedroom, bathroom, and plenty of storage. Set on a massive irregular corner lot, this property truly shines outdoors. With mature trees, a garden area, firepit space, rear alley access, and a heated double garage, it's a rare find that combines privacy with practicality. Ample parking and wide-open yard space make it perfect for families, pets, or entertaining. A one-of-a-kind property offering space, comfort, and a fantastic location—this home is ready to welcome its next owners.