



GRASSROOTS
REALTY GROUP

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

9614 91 A Avenue
Grande Prairie, Alberta

MLS # A2265313



\$280,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	877 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Soaking Tub, Storage		

Inclusions: N/A

This well-kept bungalow in the heart of Highland Park offers comfort, functionality, and an ideal location close to schools, parks, and downtown amenities. Step inside and you'll find a bright main floor with an open living room and large front window that fills the space with natural light. The kitchen is spacious with plenty of cabinet storage, and room for a dining table. Two bedrooms on the main level, including a comfortable primary, sit just off a full four-piece bath. Downstairs, the finished basement adds excellent living space with a large rec room, two additional bedrooms, a three-piece bathroom, and a laundry area with extra storage. The backyard is fully fenced and ready for your ideas, with alley access offering potential for a future garage or RV parking. The lot is clean and well-kept, with a long front driveway providing easy off-street parking. Highland Park is one of Grande Prairie's most convenient and family-friendly neighbourhood, quiet streets, mature trees, and quick access to shopping, and schools.