



GRASSROOTS
REALTY GROUP

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9938 87 Avenue
Grande Prairie, Alberta

MLS # A2272790



\$449,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,502 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

FULLY RENOVATED MID CENTURY MODERN HOME ON AN ULTRA PRIVATE HIGHLAND PARK LOT. THIS IS THE TYPE OF HOME THAT PEOPLE WAIT FOR YEARS TO FIND. TASTEFUL RENOVATIONS COMPLETED ON NEARLY 3000SQ.FT. OF DEVELOPED LIVING SPACE OVER BOTH LEVELS. MAIN FLOOR OFFERS OPEN CONCEPT LIVING/DINING/KITCHEN AREA, LAUNDRY, TWO GOOD SIZE BEDROOMS PLUS AN OFFICE OR FLEX ROOM. LOWER LEVEL OFFERS THE POTENTIAL FOR AN ADDITIONAL PRIMARY BEDROOM WITH ENSUITE. 799SQ.FT. GARAGE IS IDEAL FOR VECHICLES, WORKSHOP, TOYS AND EVERYTHING YOU NEED. HOME HAS UNDERGONE EXTENSIVE RENOVATIONS WHILE KEEPING THE MID CENTURY CHARM THAT GIVE IT THE CHARACTER YOU DON'T FIND IN TODAY'S HOMES. EXTREMELY PRIVATE LOT LOCATED ON A QUIET STREET NEXT TO A PARK. EVERYTHING YOU HAVE BEEN LOOKING FOR IS READY & WAITING IN THIS HOME. CALL A REALTOR TODAY TO ARRANGE A VIEWING, YOU WILL BE GLAD YOU DID.