



GRASSROOTS
REALTY GROUP

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9926 85 Avenue
Grande Prairie, Alberta

MLS # A2274024



\$339,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway, Heated Garage, See Remarks		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Only two owners of this exceptionally well taken care of bungalow, located in Highland Park. The main floor features a bright and open concept integrating your dining and family room making it lovely for gatherings. The kitchen features original solid fur cabinetry, gas stove, pantry and counter space. Your living room features a large updated picture window and gas fireplace. The primary bedroom offers a two piece ensuite. Two nice sized bedrooms and a 4 piece bathroom finish off the main floor. The basement offers a massive recreation room with a built in wet bar, 3 piece bathroom and two other bedrooms. This home features dual laundry locations, front and back entry accessibility, central air and a massive 27x25 double car, heated detached garage with paved alley access. The yard is a gardeners paradise with masonry work throughout, landscaping, a 19ft long x 8ft wide heated greenhouse with raised beds for your green thumb during all 4 seasons. 30 amp power at the driveway for RV hookup. Contact your favourite agent for your private viewing.