



GRASSROOTS
REALTY GROUP

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9913 85 Avenue
Grande Prairie, Alberta

MLS # A2282962



\$349,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,069 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached Carport, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Move right into this well maintained and tastefully updated home on a quiet, charming street. A well maintained, move in ready home you can enjoy from day one. Recently installed vinyl plank flooring flows throughout the upper level, connecting the bedrooms, kitchen, and living room. The upper level offers three bedrooms and 1.5 baths, including a private ensuite off the primary bedroom. The fully finished basement adds extra living space with a large family room, an additional bedroom, and an updated bathroom. Outside, enjoy a landscaped and fully fenced yard with a covered deck, carport, and wiring in place for a future hot tub, perfect for entertaining or relaxing around the firepit. A solid home full of character. Just unpack and enjoy.