



9927 92 Avenue  
Grande Prairie, Alberta

MLS # A2290400



**\$289,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer

Welcome to this stunning fully renovated half duplex in the heart of Highland Park, perfectly situated close to schools, playgrounds, shopping, and all everyday amenities. This home has been completely transformed from top to bottom, offering modern comfort and peace of mind with extensive upgrades throughout. The electrical service has been upgraded to 200 amp, and the entire home has been fully rewired with a new breaker panel, wiring, outlets, switches, smoke detectors, doorbell, thermostat, doors, and all new windows plus window coverings. The completely updated kitchen boasts new bright white cabinets, tile backsplash, black accents, new countertops, sink, and stainless steel appliances. Enjoy all-new lighting inside and out, along with brand-new plumbing including sewer lines and hot and cold water supply lines featuring a modern manifold distribution system, plus a new hot water tank. Your main floor hosts 3 good sized bedrooms with a full bathroom. The basement showcases new framing, full insulation, and egress windows, creating bright and functional living space. Two more large bedrooms, a full bathroom and secondary living space provide ample room for growing families or guests. Inside, you'll love the new flooring throughout, fresh baseboards and trim, and beautifully renovated bathrooms. Additional upgrades include new washer and dryer, new gutters. This is a rare opportunity to own a turn-key home in a well-established, family-friendly neighbourhood. Book your showing today!