



**9932 87 Avenue  
Grande Prairie, Alberta**

**MLS # A2297807**



**\$340,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<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>	Beamed Ceilings, Built-in Features, Storage		

**Inclusions:** Shed x 2, lawn mower, patio furniture

This cute bungalow is situated on a large, mature lot in desirable Highland Park. There have been many upgrades in recent years including shingles, vinyl siding, windows, furnace and Air Conditioning! The main floor has an eat-in kitchen/dining area, vaulted ceilings in the living room that's flooded with natural light. There are two bedrooms up with a well-appointed ensuite and a second full bath/laundry room. Original built-ins and beam accents add charming features to the main floor. The fully developed basement has a large family room, a spacious bedroom, an office or gaming area and two cold rooms for extra storage. Outside you have a carport and enclosed workroom for projects on the go. There's RV parking with gated access to the large backyard where you'll find a fire pit, two sheds and a planned space for a hot tub with required electrical that was professionally installed. This wonderful home is ready for a new family so book your viewing through your favourite Realtor soon!