



**9616 91B Avenue
Grande Prairie, Alberta**

MLS # A2301945



\$354,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RQ
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Fridgex2, Shed

4 Bed 2 Bath bungalow home on quiet street in the mature subdivision of Highland Park. Situated on a large lot, fully fenced with alley access and no rear neighbors. With in walking distance to Parkside Montessori School and St Gerard French Immersion School. Main level is made up of kitchen + dining combined, living room with large window for natural light, three bedrooms and full bathroom. Basement is developed into a living/family room, full bathroom, grand bedroom with mother in law suite set up with walk in closet. Backyard is huge fully fenced, with parking set up and no lack of space for future garage or RV Parking with alley access. Some major upgrades completed include furnace (2018), Roof (2021), Hot Water Tank Installed (2024), Portion Of Fence (2023), Bathroom Downstairs(2024). Book your viewing today as this cozy bungalow will be sure to please.