



GRASSROOTS
REALTY GROUP

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9702 91A Avenue
Grande Prairie, Alberta

MLS # A1002821



\$278,000

Division:	Highland Park.		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1964 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Sewer
Roof:	Metal, Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RG
Foundation:	Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance		

Inclusions: Fridge x2, dishwasher, stove x2, shed, washer/dryer (x2)

Cutest Highland Park bungalow awaiting its new owners to unfold their story + ground their roots in. This home offers 5 good sized bedrooms with 2 full bathrooms + 2 laundry spaces. Perfect mix of cosmetic + major upgrades done from metal shingles, new furnace, HWT, various windows, flooring, paint, cabinetry + fixtures. Developed basement with the option for income earner or a great starter home for a growing family! Very versatile plan with a lot large enough to host a garage. You could build detached or attached garage. Corner lot with tons of parking + yard. Currently it has a nice fire pit area with garden spot. Walking distance to 2 elementary schools + the community park.