



9811 91 Avenue
Grande Prairie, Alberta

MLS # A2134084



\$239,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1963 (61 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Water: Public

Floors: Laminate, Vinyl

Sewer: Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Stucco, Wood Siding

Zoning: RG

Foundation: Poured Concrete

Utilities: Natural Gas, Phone

Features: Built-in Features

Inclusions: SHED

Updated 3 bedroom bungalow close to parks & schools in the coveted Highland Park neighborhood only 1/2 a block east of Lions Park! This home sits on a massive lot with back alley access for a future garage or RV parking! Upstairs has 3 bedrooms, full bathroom & a generous kitchen & living room. Recent updates include vinyl plank flooring in the kitchen, a new tub and tile surround in the bathroom and new vinyl plank in the bathroom as well. Older updates include shingles completed in 2017, and kitchen cabinets and counters in 2016. The fenced backyard features a large deck and shed and trees for privacy! The basement is unfinished but does have a couple of rooms framed in that could easily be turned into additional bedrooms or living room space. This home is clean and ready for immediate possession!