



**GRASSROOTS**  
REALTY GROUP

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9628 85 Avenue  
Grande Prairie, Alberta

MLS # A2143288



**\$349,900**

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	na
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This beautifully renovated property is situated in a tranquil, picturesque location. This updated bungalow, set on a spacious corner lot in Highland Park, features a large detached garage and a generous yard, sure to impress. The inviting front living room boasts a picture window and fireplace, leading to the kitchen and dining room. The main floor offers three bedrooms. The basement, includes a newly renovated bathroom with a tile shower which feels like an ensuite joined to a large 4th bedroom, a laundry room, storage, a cold room, and a family entertainment space. The heated detached garage is ideal for those who value a workspace or room for recreational items. Additionally, the fenced, private yard with mature trees provides a perfect setting for enjoying a fire. This property is competitively priced and offers ample space, making it a rare find—a treed acreage within town limits. Conveniently located close to schools, amenities, downtown, and more, this home is a must-see.