



9519 88 Avenue
Grande Prairie, Alberta

MLS # A2178571



\$269,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	832 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	See Remarks		

Inclusions: Shed

New to the market and ideal for first-time homebuyers, this charming 4-bedroom, 2-bathroom bi-level home is located in the desirable Highland Park neighborhood. Well-maintained and move-in ready, this home offers great space and functionality for growing families. The main floor features 2 comfortable bedrooms and a full bathroom with new tub surround, while the finished basement includes 2 additional bedrooms, another full bathroom, and a large family room—perfect for relaxing or entertaining. Recent upgrades to the basement also include a spacious new laundry room and plenty of storage space. Outside, the large south-facing backyard is partially fenced and offers ample room for outdoor activities, gardening, or even a future garage. A convenient storage shed is also included for all your gardening tools and equipment. This home is situated across from two schools and a park/playground, making it an ideal spot for families with young children. You'll also love the nearby walking trails, shopping centers, restaurants, and cozy coffee shops—everything you need is just a short walk away! Don't miss out on this fantastic opportunity. Call your favorite realtor today to schedule a viewing and make this wonderful home yours!