



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8618 99B Street
Grande Prairie, Alberta

MLS # A2179684



\$280,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	986 sq.ft.	Age:	1964 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Gazebo, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks		

Inclusions: Dishwasher, Refrigerator, Stove(s) Washer/Dryer, Microwave oven

Who needs tropical beaches when you can have this 5-bedroom, 2-bath oasis in Grande Prairie? The open floor plan welcomes you in, but the true heart of the home is the massive kitchen island. With heated tiled floors underfoot, it's your warm escape for family breakfasts, late-night snacks, and gourmet creations. The basement features a wood-burning fireplace, creating a warm and inviting atmosphere for movie nights, game days, or relaxing with a good book. Outside, the larger-than-average yard, complete with thoughtful landscaping and fruit-bearing trees, is perfect for BBQs in summer or snow forts in winter. Tucked away on a quiet street, this home is your island getaway—no sunscreen required! Book your showing today!