



**8809 99 Street  
Grande Prairie, Alberta**

**MLS # A2181373**



**\$299,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1963 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Low Maint		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Wood Windows		

**Inclusions:** Shed

This one-of-a-kind bungalow will bring back memories of your childhood as soon as you walk through the doors. 3 generations of families have grown within these walls, and you can feel that love radiating around each corner. Sitting on a one and a half sized city lot, it has alleys on two sides which creates plenty of distance from neighboring properties as well as ease when it comes to backing in your big trailer. With a long driveway, and a double detached garage, there is no shortage of parking spaces on this lot! This timeless home offers three bedrooms and a full bathroom on the main level, and a 2nd bathroom downstairs. There is plenty of room downstairs to add in a 4th bedroom, while still maintaing two living areas. For your peace of mind, all of the big systems have been upgraded in the recent years: Front yard sod City sewer line Furnace Basement windows Basement bathroom Basement carpet House roof Kitchen and bay window Hot water tank Garage roof incl. sheeting Highland Park is a friendly neighborhood to raise your family in, with the Lions Park just around the corner and plenty of greenspaces to run and play. Call your trusted Realtor today to book in a private walk-through tour of this timeless property!