



9809 91 A Avenue E
Grande Prairie, Alberta

MLS # A2189254



\$279,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	832 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: None

Nestled in a peaceful and well established neighborhood of Highland Park, this bungalow offers the perfect blend of timeless charm & modern comforts. Boasting a spacious lot adorned with mature trees, and easement in the back and a park across the street. Shingles and eavestrough were replaced in 2027 and a high efficiency furnace was installed in 2020. The hot was heater is only 3 months old.