

9815 91 Avenue
Grande Prairie, Alberta

MLS # A2226826



\$315,000

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|-----------|----------------------------------|--------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 996 sq.ft. | Age: | 1963 (62 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|---------------------------------------|------------|----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Other, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage | | |

Inclusions: All light fixtures, all window coverings, GDO + control(s)

Fully developed bungalow ideally located on a large, mature lot in Highland Park. Perfect as a starter home or for someone looking to downsize without condo living. This home features a bright main floor with two bedrooms, a full bathroom, a spacious living room and a dining area that opens onto a large, covered deck and a beautifully landscaped, private backyard. The finished basement offers excellent versatility, complete with 2 bedrooms, kitchenette- perfect for teens or out-of-town guests, three-piece bathroom, cozy family room , and a laundry/storage area. One of the bedrooms has a gas fireplace for added comfort. Central air conditioning ensures comfort in the summer months. Additional highlights include an attached finished garage, full fencing with alley access, and a prime location next to Lions Park and within walking distance to schools and downtown shopping. A wonderful opportunity to own in a well-established community.