

8607 99A Street

Grande Prairie, Alberta

MLS # A2253725



\$409,900

|             |                                                |            |    |
|-------------|------------------------------------------------|------------|----|
| Heating:    | Central, Natural Gas                           | Water:     | -  |
| Floors:     | Ceramic Tile, Laminate, Vinyl                  | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -  |
| Basement:   | Finished, Full                                 | LLD:       | -  |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame             | Zoning:    | RG |
| Foundation: | Poured Concrete                                | Utilities: | -  |
| Features:   | Ceiling Fan(s), Laminate Counters, See Remarks |            |    |
| Inclusions: | N/A                                            |            |    |

Welcome to this inviting 1,212 sq ft bungalow, perfectly situated on a quiet cul-de-sac. The main level offers a bright and functional layout with 3 comfortable bedrooms, a full bathroom, spacious living room, and the convenience of main floor laundry. An enclosed sunroom adds extra living space, ideal for morning coffee or relaxing evenings. Downstairs you’ll find a large family room warmed by a wood stove, an additional bedroom, bathroom, and plenty of storage. Set on a massive irregular corner lot, this property truly shines outdoors. With mature trees, a garden area, firepit space, rear alley access, and a heated double garage, it’s a rare find that combines privacy with practicality. Ample parking and wide-open yard space make it perfect for families, pets, or entertaining. A one-of-a-kind property offering space, comfort, and a fantastic location—this home is ready to welcome its next owners.