

9521 87 Avenue  
Grande Prairie, Alberta

MLS # A2282603



## \$374,900

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** FRIDGE, STOVE, MICROWAVE/RANGE, DISHWASHER, WASHER/DRYER, CURTAIN RODS, BACKYARD SHED, AC UNIT

Might just be the one you've been waiting for! Here it is, in the mature neighbourhood of HIGHLAND PARK. Inside & out this home is sure to impress. Some of the many upgrades include newer siding, newer windows, newer paint, trim, some flooring and bathrooms... That's not all though. You'll LOVE the detached 20x20 garage with 220V Power. A high efficiency furnace...AIR CONDITIONING FOR THOSE SUMMER MONTHS! Tucked away in a quiet loop in the desirable Highland Park area this home sits on a pie-shaped lot with a 2 tiered deck, an abundance of lawn space to enjoy, and backs onto a grass easement. Easy access to two great schools and to resources road. One of the things that will set this home apart is the size of all four large bedrooms. Master retreat features a large jet-tub, full ensuite with a double vanity, AND your private access to the amazing deck right off of your master bedroom. Basement has in-floor heat for the cold winter months, large windows which are not typical for this age of home, a spacious 2nd family room and ample storage areas. Spoil yourself with this one! GET IN TO VIEW BEFORE ITS SPOKEN FOR!