



GRASSROOTS
REALTY GROUP

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9546 85 Avenue
Grande Prairie, Alberta

MLS # A2215337



\$320,000

| | | | |
|------------------|-------------------|---------------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 960 sq.ft. | Age: | 1972 (53 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|------------------|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | Low Density Res |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: NA

Located in the highly sought-after Highland Park neighborhood, this spacious and well-maintained 4-bedroom home offers a perfect blend of comfort, style, and modern updates. Step inside to find a beautifully updated kitchen with contemporary finishes, ideal for both everyday living and entertaining. The home also features updated windows and doors that enhance energy efficiency and aesthetic appeal, along with recently replaced shingles that provide long-term peace of mind. Outside, you'll fall in love with the beautifully finished yard—perfect for relaxing, gardening, or hosting gatherings. This home truly offers the best of both indoor luxury and outdoor enjoyment in one of the city's most desirable areas.