



**GRASSROOTS**  
REALTY GROUP

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**9815 91 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2226826**



**\$315,000**

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

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