



GRASSROOTS
REALTY GROUP

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9914 85 Ave
Grande Prairie, Alberta

MLS # A2287305



\$379,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: NA

Attached garage or detached garage? Why choose when you can have both. Welcome to this beautifully updated home tucked away on a quiet street in desirable Highland Park. Mature trees, generous yard sizes, and long-standing pride of ownership give this neighborhood its charm — and you’ll feel it the moment you arrive. Inside, you’re welcomed by a spacious, bright living room that flows into the kitchen featuring exceptional cupboard space for a home of this size. Just off the kitchen, step onto the deck. Upstairs offers three bedrooms, including a primary suite with its own convenient 2-piece ensuite. Downstairs, you’ll find a large rec room, an oversized laundry area, an additional bedroom, and a flexible office/storage space — perfect for growing families or anyone needing extra room to spread out. The attached single garage is unheated and features a drive-through bay for added functionality. But the real standout? A massive 27’ x 29’ heated garage in the backyard with 220V already installed. Whether you're a woodworker, mechanic, welder, or simply need serious workspace — this setup delivers. Homes with this kind of versatility don’t come along often. Book your showing and see it for yourself.