



9932 87 Avenue
Grande Prairie, Alberta

MLS # A2297807



\$340,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	3
Garage:	Carport		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Storage		

Inclusions: Shed x 2, lawn mower, patio furniture

This cute bungalow is situated on a large, mature lot in desirable Highland Park. There have been many upgrades in recent years including shingles, vinyl siding, windows, furnace and Air Conditioning! The main floor has an eat-in kitchen/dining area, vaulted ceilings in the living room that's flooded with natural light. There are two bedrooms up with a well-appointed ensuite and a second full bath/laundry room. Original built-ins and beam accents add charming features to the main floor. The fully developed basement has a large family room, a spacious bedroom, an office or gaming area and two cold rooms for extra storage. Outside you have a carport and enclosed workroom for projects on the go. There's RV parking with gated access to the large backyard where you'll find a fire pit, two sheds and a planned space for a hot tub with required electrical that was professionally installed. This wonderful home is ready for a new family so book your viewing through your favourite Realtor soon!