



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**9616 91B Avenue  
Grande Prairie, Alberta**

**MLS # A2301945**



**\$354,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RQ
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Frigdex2, Shed

4 Bed 2 Bath bungalow home on quiet street in the mature subdivision of Highland Park. Situated on a large lot, fully fenced with alley access and no rear neighbors. With in walking distance to Parkside Montessori School and St Gerard French Immersion School. Main level is made up of kitchen + dining combined, living room with large window for natural light, three bedrooms and full bathroom. Basement is developed into a living/family room, full bathroom, grand bedroom with mother in law suite set up with walk in closet. Backyard is huge fully fenced, with parking set up and no lack of space for future garage or RV Parking with alley access. Some major upgrades completed include furnace ( 2018 ), Roof (2021), Hot Water Tank Installed (2024), Portion Of Fence (2023), Bathroom Downstairs(2024). Book your viewing today as this cozy bungalow will be sure to please.