



8511 99B Street
Grande Prairie, Alberta

MLS # A2309346



\$389,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-kept Highland Park home featuring a detached double garage and a fully developed layout perfect for families. The main level offers a bright living area and two bedrooms, including a spacious primary suite with a walk-in closet and private 2-piece ensuite. You'll also love the bright kitchen and dining area, enhanced by French doors leading to the back deck. The fully developed basement adds excellent extra space with a large family room complete with a bar and cozy wood stove, an additional bedroom, and a full bathroom—ideal for guests, teens, or entertaining. Outside, the backyard is designed for enjoyment with a putting green, a generous deck, RV parking, and great privacy—all set within a mature neighborhood just walking distance to two schools. Additional updates include newer shingles on both the house and garage. A solid, well-cared-for home in a fantastic location—move-in ready and offering exceptional value!