



9631 85 Avenue
Grande Prairie, Alberta

MLS # A2319928



\$359,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	826 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Landscaped, Many Trees, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Brilliantly updated and meticulously cared for, this fully developed home located on a charming street in Highland Park offers 3 bedrooms, 2 beautifully renovated four piece bathrooms, and a backyard you’ll never want to leave. The main living space features an open concept kitchen and living room, creating a bright, welcoming layout that’s perfect for everyday living and entertaining. The renovated kitchen is truly the heart of the home, featuring abundant cabinetry, a dedicated coffee bar area, a gorgeous backsplash, and an eat-up island where family and friends will gather. Fresh paint colors and thoughtful finishes throughout give the home a warm, stylish feel that looks like it came straight from the pages of a design magazine. Downstairs, you’ll find a spacious family room with room for movie nights, a home gym, a play area, or whatever suits your lifestyle. The large basement bedroom with its adjoining bathroom is like a private retreat, and the stunning bathroom renovation adds a touch of luxury that’s rarely found in homes at this price point. Outside, the south-facing backyard is a true highlight. Mature trees provide privacy and shade, the large two-tier deck is perfect for summer BBQs, and there’s plenty of room for gardening, kids, pets, or simply enjoying your own outdoor oasis. All the flooring throughout the home has been finished with durable, easy to maintain laminate and vinyl throughout, giving the home a clean, modern feel from top to bottom. The utility and laundry area offers practical storage space, with an additional area under the stairs for storage as well. With schools, parks, shopping, and amenities nearby, the location is just as appealing as the home itself. This home is truly move in ready and filled with pride of ownership, this is a home you will want to see in person. Book with your agent today!