



8525 95 Street
Grande Prairie, Alberta

MLS # A2321210



\$422,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	971 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Skylight(s)		

Inclusions: Storage shed, Refrigerator x 2, dishwasher x 2, washer and dryer x 2

Well-maintained home offering comfort, functionality. The main floor features 2 bedrooms, a 3-piece bathroom, convenient main-floor laundry, and a renovated kitchen (2022) complete with a gas stove, all centered around a semi-open concept layout with a custom built-in dining table. The lower level offers a fully renovated (2020) non-conforming secondary suite with a private entrance, 2 bedrooms, a 3-piece bathroom, separate laundry facilities, and new bedroom windows installed to meet egress standards. Major updates include a furnace (2015), hot water tank (2018), shingles on both the house and garage (2022), electrical upgrades removing the majority of aluminum wiring (2020), plumbing upgrades (2020), and a sun tunnel (2022). The detached 22 x 24' garage is fully finished and equipped with a forced air heater, and sub-panel with a 220V outlet. A new garage door was installed in 2024. The front yard offers privacy with mature trees and nicely mulched tree beds. The backyard features tiered garden beds, more mature trees, as well as a very solidly built 8x10 garden shed for extra storage.