



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8621 100 Street
Grande Prairie, Alberta

MLS # A2332326



\$370,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: NA

Welcome to this beautifully updated 1,008 sq. ft. bungalow in the highly sought-after Highland Park subdivision. Situated on a spacious 65' x 115' lot, this property offers outstanding curb appeal with mature trees, a massive driveway with ample RV parking, fenced backyard, and an impressive 18' x 30' detached garage that is insulated, fully finished, and wired with 220-amp power—perfect for parking, a workshop, or additional storage. The home has seen extensive updates, making it truly move-in ready. Major renovations completed in 2013 included new windows, doors, kitchen cabinets and appliances, furnace, siding, fascia, soffits, eavestroughs, and fully renovated bathroom. Inside, you'll find a bright, functional layout with modern finishes and updated hardwood flooring throughout the main level. The fully finished basement was extensively renovated in 2018, featuring new windows, carpet, luxury vinyl plank flooring, an on-demand hot water system, and a new washer and dryer. The lower level also offers a spacious family room and a large primary bedroom complete with a walk-in closet and private 3-piece ensuite. With its extensive renovations, oversized lot, excellent parking, and versatile garage space, this home offers an exceptional combination of comfort, functionality, and value in one of the area's most established neighbourhoods. Currently tenant occupied; photos shown are from previous occupancy.