



GRASSROOTS
REALTY GROUP

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8626 99B Street
Grande Prairie, Alberta

MLS # A2333149



\$389,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings, shed, pergola, shed, fire pit

Updated bungalow on an oversized lot in the highly desirable Highland Park neighbourhood! Ideally located right beside a playground, this well-maintained home has seen numerous updates over the years, including windows, siding, shingles, kitchen cabinets, countertops, hardwood flooring, a beautifully renovated bathroom with dual sinks, furnace, hot water tank, fencing, and a new extremely large storage shed. The expansive backyard offers plenty of space for kids, pets, entertaining, and even has room to accommodate RV parking if desired. With its fantastic location, extensive updates, and large lot, this move-in-ready home checks all the boxes!