

**9901 85 Avenue
Grande Prairie, Alberta**

MLS # A2243683



\$310,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,167 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Veneer	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
Inclusions:	Negotiable		

Charming Updated Bungalow on a Corner Lot in Highland Park Welcome to this beautifully maintained 1966 bungalow nestled on a spacious corner lot in the desirable community of Highland Park. Offering 1,167 sq ft of comfortable living space, this home features 4 bedrooms (3 up, 1 down) and 1.5 bathrooms—perfect for families or those seeking extra space. Step inside to find tasteful updates throughout, including newer windows, modern trim, updated flooring, and a refreshed kitchen complete with laminate countertops. Cozy up by the inviting wood-burning fireplace in the living room, ideal for creating warm memories on chilly evenings. The exterior is just as impressive, boasting a large landscaped backyard with raised garden beds, paving stone walkways, and plenty of room for entertaining friends and family. The shingles are only 2 years old, while the furnace and hot water tank were replaced approximately 10 years ago, adding peace of mind for years to come. A single-car garage completes this attractive package. This home truly leaves little to be desired and won't stay on the market for long. Don't miss your opportunity—call or text today to book your private showing!