

**9908 90 Avenue  
Grande Prairie, Alberta**
**MLS # A2222943**

**\$380,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Native Plants		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum, See Remarks, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** window coverings, 3 sheds, pergola on deck

This very well-maintained, family home is in the 'Highland Park' subdivision, a sought-after & mature neighbourhood, brimming with character. Positioned in an excellent location between Swanavon School & Lion's Park & playground to the east, and west of Ecole St. Gerard & Parkside schools, is the fully developed, 3 bedroom, 2 bathroom, bungalow-style home with attached garage, all on a huge lot. Over the last 2-3 years, there have been wonderful updates & replacements including baseboards, laminate & vinyl plank flooring throughout (no carpet), light fixtures, windows on main floor, sump pump, air conditioning, shingles on house & garage, and garage heater installed. Put in a mere month ago were new countertops, and sinks and taps in the kitchen & main bathroom. The list is shorter on what HASN'T been updated! There was also extra styrofoam insulation added under the new siding on both the house and the garage. The finished garage is insulated with higher R-value rated insulation adding better performance and resistance to heat flow of the space. Adding to the overall energy efficiency of the property is also the high-efficient furnace, hot water tank, and washer & dryer. Front, south side, 5' x 14' veranda greets your guests and the day with its ample curb appeal. Inside the carefully-crafted, open-layout, is the large living room that leads to the charming dining room & bright kitchen, boasting lots of counter top area & cabinets and views of the yard when washing dishes. Down the hallway are the very sizeable bedrooms including the awesome, oversized primary that was actually 2 bedrooms previously & could be converted back, if necessary. One area for sleeping and the other could be used as a dressing or sitting area or super cute baby nursery. Main bathroom, multiple closets and delightful, detailed extras,

complete the level. Downstairs has gigantic family room with bonus fridge, sink & many cabinets- wet bar use when entertaining or for snacks & drinks for movie nights, or general extra food storage - big bedroom & bathroom, laundry room with storage space and utility area concealed behind sliding doors. Outside, sit on your 10 x 18' back deck with newer railing & pergola, and overlook your gorgeous, fenced backyard. 4 raised garden beds, mature trees including mayday, lilacs & spruce and a multiple variety of fruit trees such as haskap, cherry, plum & apple. Yum! Use the insulated cold room downstairs to store away your fruits of the harvest. Back yard also has newer 10 x 14' shed with power, wood shed, potting shed with power, and pergola with retractable clothes line to give laundry that fresh air smell while it dries. Contact a REALTOR® today and take the next step in making this house your home!