

**9815 91 Avenue  
Grande Prairie, Alberta**

**MLS # A2226826**



**\$315,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Other, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** All light fixtures, all window coverings, GDO + control(s)

Fully developed bungalow ideally located on a large, mature lot in Highland Park. Perfect as a starter home or for someone looking to downsize without condo living. This home features a bright main floor with two bedrooms, a full bathroom, a spacious living room and a dining area that opens onto a large, covered deck and a beautifully landscaped, private backyard. The finished basement offers excellent versatility, complete with 2 bedrooms, kitchenette- perfect for teens or out-of-town guests, three-piece bathroom, cozy family room , and a laundry/storage area. One of the bedrooms has a gas fireplace for added comfort. Central air conditioning ensures comfort in the summer months. Additional highlights include an attached finished garage, full fencing with alley access, and a prime location next to Lions Park and within walking distance to schools and downtown shopping. A wonderful opportunity to own in a well-established community.