

**9809 91 A Avenue E
Grande Prairie, Alberta****MLS # A2189254****\$279,900**

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	832 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Vinyl**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Vinyl Siding, Wood Frame**Zoning:** RG**Foundation:** Poured Concrete**Utilities:** -**Features:** Laminate Counters**Inclusions:** None

Nestled in a peaceful and well established neighborhood of Highland Park, this bungalow offers the perfect blend of timeless charm & modern comforts. Boasting a spacious lot adorned with mature trees, and easement in the back and a park across the street. Shingles and eavestrough were replaced in 2027 and a high efficiency furnace was installed in 2020. The hot was heater is only 3 months old.