

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

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