

**9542 87 Avenue
Grande Prairie, Alberta**
MLS # A2203042

\$349,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Refrigerator, Stove, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Charming bungalow with dbl garage on a picture-perfect corner lot in the mature neighborhood of Highland Park! This location is tough to beat just 1 block from 2 schools, great parks, walking trails, close to restaurant, grocery stores and all the downtown amenities! Tons of upgrades throughout including some windows & doors, new flooring, updated main floor bath, new kitchen cabinets & stainless appliances. Front entry greets you with South facing front porch, spacious entry leading to the welcoming front living room with wood burning fireplace, large front window and open concept layout. Kitchen is updated with new cabinets, appliances and overlooks living room and dining with functional pony wall island. Spacious dining nook leads to the updated West facing patio, perfect for those summer BBQs! 3 bedrooms on upper floor with renovated main bath and 1/2 bath off the nice sized primary bedroom. Bsmt is fully developed with 1/2 bath complete, (neo-angle shower included just not installed), office/den and large rec room! Dbl garage is a great size with GDO's and access to the back walk-way & side yard. This home is the total pkg and a great starter home or revenue property!