ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

robert@grassrootsrealtygroup.ca

9825 91 Avenue Grande Prairie, Alberta

MLS # A2232158



\$335,000

Division: Highland Park Residential/House Type: Style: Bungalow Size: 960 sq.ft. Age: 1963 (62 yrs old) **Beds:** Baths: Garage: Single Garage Attached Lot Size: 0.16 Acre Lot Feat: Back Yard, Few Trees, Front Yard, Landscaped

Heating: Water: Forced Air Floors: Sewer: Carpet, Linoleum, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Stucco, Wood Siding RG Foundation: **Poured Concrete Utilities:**

Features: No Smoking Home

Inclusions: N/A

Charming home nestled in the family-friendly neighbourhood of Highland Park! close to schools, shopping, walking trails and Lions Park. This fully developed home has 3 bedrooms and bathroom up and 2 bedrooms, bathroom and family room in the basement, there's plenty of space for the whole family to relax, work, or play. Recent upgrades including a newer roof, furnace, updated electrical, and newer flooring. The single detached garage offers extra storage or the perfect spot for your toys and tools. Step outside to a large, private fenced yard—ideal for kids, pets, or weekend barbecues. Whether you're looking for your first home or room for a growing family, this property has it all. Don't miss your chance—come take a look today! Tenants pay \$1825 plus utilities. Lease. ends Oct. 31, 2025