

9919 88 Avenue
Grande Prairie, Alberta

MLS # A2307857



\$264,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	937 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	1
Garage:	Carport, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Affordable opportunity in Highland Park! This 4-bedroom, 1 bathroom home sits on a desirable corner lot and offers great potential for first-time buyers, investors, or anyone looking for a fixer-upper. The bright main floor features a spacious kitchen overlooking the dining area, with plenty of windows for natural light. The cozy family room includes a wood-burning fireplace and wood beam accents, adding warmth and character. Downstairs offers an additional bedroom and massive storage space—perfect for future development or organization. Recent improvements include: new windows (except front picture window), newer large shed, newer hot water tank, and the furnace has been upgraded within last few years to a mid-efficiency one. Enjoy the south-facing, fully fenced backyard complete with a newer 12 x 20 shed for extra storage, plus a convenient carport to help protect your vehicle from the elements. Located close to schools, Lions Park playground, and shopping amenities, this home is full of opportunity!