ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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9541 88 Avenue
Grande Prairie, Alberta

MLS # A2332624

$319,800

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	**Age:**	1973 (53 yrs old)
Beds:	3	**Baths:**	2
Garage:	Additional Parking, Concrete Driveway, Front Drive, Off Street, Parking Pad, S		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Central, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, All Light Fixtures, Shed, Garage Door Opener, All Light Fixtures, Deep Freeze

PRICE ADJUSTED! More affordable opportunity in established Highland Park! This well constructed bungalow offers solid bones, an incredible & private oversized .14-acre lot, with a location that is hard to beat (the local school is just 1/2 block away!) for families or FIRST-TIME BUYERS. Situated directly across from greenspace/park and baseball diamond's, and NEXT TO AN EASEMENT with A GREAT ELEMENTARY SCHOOL JUST A 1/2 BLOCK AWAY, A QUICK EASY WALK! This is a neighbourhood where owners love to stay long and call it home. Situated just blocks off of Resources Road & the EXCITING new amenity development "Resource Landing" offering shopping options & your favourite coffee shop (plus a 24h McDonalds!!) just a minute away! The main floor features two bedrooms, with the option to convert one room back to its original 2 bedroom configuration (framing & drywall, a pretty easy fix....). The comfortable kitchen offers plenty of cabinetry and counter space, lots of NATURAL LIGHT, and with a NEWER STOVE, offering convenient access to the back entry and deck with stairs leading to the yard.. There is a separate eating area with a large window that provides a bright & airy space. The home has seen several important updates, including NEWER WINDOWS throughout the main floor, newer exterior doors, vinyl siding, UPDATED SHINGLES, upgraded attic insulation, and an UPDATED HOT WATER TANK, while the furnace has been well maintained. Outside, the LARGE LANDSCAPED YARD provides a generous amount of outdoor space & IS BACKED ON TO A LARGE EASEMENT, OFFERING PRIVACY and room to enjoy. There is an easement on the west side of the property as well, so you really only have GREAT NEIGHBOURS (they have been there for MANY YEARS!) to the east. A single-car

garage and a great concrete driveway adds LOTS OF PARKING OPTIONS & plenty of space for a workshop or additional storage. The home is in good, clean, well cared for condition, but needs some updates, all giving a new owner the opportunity to add their own style and make improvements over time. A very good option for a first-time buyer, renovator or investor looking for a SOLID HOME in an OUTSTANDING family-friendly location with plenty of potential to BUILD EQUITY. Reach out to your favourite Realtor to view, IMMEDIATE POSSESSION AVAILABLE! *CHECK OUT THE VISUAL TOUR FOR MORE PHOTOS!*

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