

8525 95 Street
Grande Prairie, Alberta

MLS # A2338151



\$404,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	992 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Shed

Welcome to Highland Park where the roads are quiet and the vibe is peaceful. As you walk through this move-in-ready home, you'll be greeted by a bright and welcoming main floor that has been beautifully updated while keeping a functional feel. The semi-open layout features a renovated kitchen with a gas stove and flows into the dining area, where a custom built-in barnwood table creates the perfect gathering spot. Two good sized bedrooms, a 3-piece bathroom and main-floor laundry complete this level. Downstairs offers even more versatility. With its own private entrance, the newly updated two-bedroom mother-in-law suite includes a full kitchen, 3-piece bathroom, separate laundry and egress-compliant bedroom windows. Use both levels for your family, create a separate space for extended family, or live upstairs and rent out the basement to help offset your mortgage payments. Many major improvements have already been taken care of, including the furnace, hot water tank, extensive plumbing and electrical work, shingles on the house and garage, and a sun tunnel that brings additional natural light inside. Proper permits were pulled for all renovations and upgrades. Outside, an 80' double-wide driveway provides plenty of parking and leads to an impressive 22' x 24' finished, heated garage. Set up much like a small shop, it comes equipped with a forced-air heater, sub-panel, 220V outlet and new garage door, making it ideal for vehicles, projects or hobbies year-round. The large yard is surrounded by mature trees and includes garden beds along with a solid 8' x 12' shed with a loft for extra storage. If you're looking for a property in a mature neighborhood with extensive improvements, a spacious yard, versatile living options and a fantastic shop-like garage, this one is well worth a look. Immediate possession is available, so call your

favorite Realtor and come check out this beauty for yourself!