ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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9940 88 Avenue
Grande Prairie, Alberta

MLS # A2338698

$269,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	**Age:**	1961 (65 yrs old)
Beds:	4	**Baths:**	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	R
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features		

Inclusions: PORTABLE AIR CONDITIONER, INDOOR AND OUTDOOR FURNITURE

4-bedroom, 2-bathroom home in desirable Highland Park! The main floor features 3 roomy bedrooms, a full bathroom, classic kitchen, and comfortable living room, plus brand-new carpet in all three bedrooms and the hallway. The partially finished basement offers plenty of possibilities, including a large bedroom with a kitchenette and its own ensuite bathroom—great potential as a mortgage helper(currently an illegal suite) or rec room with a wet bar! You’ll also find a huge storage room with shelving and an unfinished room that could become a future 5th bedroom. Outside, enjoy the huge, private backyard with mature trees, two storage sheds, and back-alley access with a gate for RV or toy parking—and keep your eyes peeled, as you may even spot a few bunnies! Several windows have been upgraded to vinyl, including the upstairs bedroom windows and kitchen window. Highland Park is an excellent location, just 4 blocks from Muskoseepi Park, within walking distance of 3 schools, and less than a block to Lions Park playground and Splash park, an incredible family destination. ** DO NOT USE TOILETS OR SINK, WATER IS TURNED OFF**

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