

9630 91B Avenue
Grande Prairie, Alberta

MLS # A2340407



\$360,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,131 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Pool Table & Accessories , TV Mounts

Welcome to this solid and well cared for home in the family friendly community of Highland Park! A fantastic opportunity for a first time buyer, growing family or investor, this property offers plenty of space, extensive updates and an incredible backyard with no rear neighbours, providing added privacy and a peaceful outdoor setting. The main floor features a bright and spacious living room with a large picture window, a well equipped kitchen with plenty of cupboard space and black appliances, and a generous dining area with direct access to the deck. Three bedrooms complete the main level, including a primary bedroom with a convenient $\frac{1}{2}$ bath ensuite, a bedroom with built in desk and shelving, and a full bathroom with dual sinks. The fully developed basement adds even more living space with a large family room, two additional bedrooms, a NEW 3 piece bathroom, workshop, storage room and cold room off the utility room. Outside is where this property really shines! Enjoy the huge private fenced yard featuring mature trees, a stamped concrete patio and walkway, and a spacious two tiered deck that is perfect for summer entertaining and backyard fires. With no rear neighbours, you can enjoy the yard with an added sense of privacy. The massive driveway provides exceptional parking and can comfortably accommodate a motorhome plus two full sized trucks, while the detached 13' x 24' garage with diesel heater offers plenty of room for a vehicle, toys and storage. The expensive work has already been taken care of, with updates including newer architectural shingles on the house and garage, fascia, eavestroughs, vinyl siding, most windows, exterior doors, furnace, hot water tank and paint. The bones are great and this is a home that has been well maintained and ready for its next owner. Located in Highland Park, a well established Grande Prairie

neighbourhood known for its mature streets, family friendly atmosphere and convenient access to schools, parks, shopping, recreation and other amenities. A great place to put down roots while still being close to everything you need. Solid home. Great yard. Incredible parking. No rear neighbours. Lots of updates. Book your showing today!