

9923 88 Avenue
Grande Prairie, Alberta

MLS # A2343210



\$345,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	City Lot, Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry		

Inclusions: N/A

REDUCED! Nice bungalow in the wonderful Highland Park neighborhood on a large lot (60' x 120") featuring a double detached garage (20' x 30"). This home has 3 bedrooms on the upper level & 1 bedroom in the basement. There is a 4 pc main bathroom & a 3 pc. bathroom in the basement. The house has a spacious open design with a good size dining area addition off the kitchen. The kitchen cabinets have been completely changed out from a previous owner & offer tons of space. There is also a pantry. The living room is at the front of the house with a large window & glass doors separating the kitchen & dining area. There is access off the large dining area to a glassed in 3 seasons room that has access to a two-tiered deck & the south facing backyard. The whole house has just been repainted (upstairs and the basement). Along with the new paint, the basement has been developed with new LED lighting, drywall & paint & brand new carpeting. There are a few finishing touches needed in the basement (some trim & baseboards, a few door slabs, some ceiling tiles). The spacious garage is perfect for winter parking and use as a workshop area. The yard is very private, fully fenced and has several large trees surrounding the lot. This home is waiting for the next owner to put on the finishing touches!!