ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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9908 86 Park Avenue
Grande Prairie, Alberta

MLS # A2346951

$302,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	832 sq.ft.	**Age:**	1964 (62 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Garden, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed, Stucco, Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Chandelier, High Ceilings, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to 9908 86 Park Avenue — where every corner invites you to live your best life. Spread across two thoughtfully designed floors, this home blends warmth, character, and functionality in perfect harmony. The sun-drenched living room captivates with soaring ceilings, gleaming hardwood floors, and a large picture window framing lush greenery — an uplifting backdrop for everyday moments. The kitchen offers rich warm cabinetry, newly redone counter tops and new stainless steel appliances, making it a space where culinary creativity thrives. The primary bedroom is a true retreat, featuring hardwood floors, mirrored closets, and a striking exposed brick accent wall with ambient Edison lighting — an atmosphere of cozy sophistication. Three spacious bedrooms and 2 bathrooms ensure every family member enjoys their own sanctuary. Downstairs, a custom built-in mudroom with individual cubbies and hooks keeps life beautifully organized — perfect for active families. This home has been meticulously cared for as all windows & doors, brand new hot water tank have been updated. Your detached garage is heated and will keep all your toys cozy this winter! This is more than a home — it's the lifestyle you've been dreaming of.

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