

9907 85 Avenue
Grande Prairie, Alberta

MLS # A2351411



\$399,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,311 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: Fridge, Dishwasher, Stove Top, Oven, Microwave, Shed, Washer, Dryer, Window Coverings

Immaculate fully developed bungalow with no rear neighbors, and detached garage in the mature subdivision of Highland Park. Situated on an oversized lot, with a large driveway allowing for ample parking including RV Parking. Cute front covered patio welcomes you into your front entrance, that has must have front entry coat closet with hooks. Open concept boasted between the living room, dining and kitchen. Living room is spacious with grand bay window allowing natural light in all day long, dining is the perfect size, kitchen has no lack of cabinet + counter space, and window over the sink allowing you to peer into your lovely south backing back yard. Off the dining / kitchen is the back entrance with a mudroom + built in closet with ample windows. Remainder of the main floor is made up of the master bedroom with freshly renovated master en-suite with his and her sink and stunning tiled shower, one more bedroom and another full bathroom. Making our way to the fully developed basement that has a second living room, third bedroom, laundry room, full bathroom, and huge unfinished storage room that could easily be finished into a fourth bedroom. Detached 18x24 finished garage with updated windows for natural light, and 220 power. Back yard is fully fenced with no rear neighbors, south backing great for gardening, or sunshine all day long and complimented by a shed for storage and a dog run area. Book your viewing today as this affordable, cozy bungalow will be sure to please.