

**9903 85 Avenue  
Grande Prairie, Alberta**

**MLS # A2228235**



**\$329,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Jetted Tub, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings

Welcome to this charming 5 bedroom bungalow nestled in the mature neighbourhood of Highland Park, just steps from schools, parks, shopping, and transit. Bathed in natural sunlight, this warm and inviting home features a spacious living room hosting 2 large windows. The homes windows were replaced last fall. Wrapped around the back of the home is the kitchen and dining area featuring two toned cabinetry, stainless steel appliances and modern finishes. A generous primary suite complete with a 2-piece ensuite, 2 good sized bedrooms and a full bathroom complete the main floor. The partially developed basement has had all the electrical redone with the exception of one bedroom. Downstairs features 2 additional bedrooms, a den, laundry room with newer washer & dryer and plenty of space for storage. There is the ability to add another bathroom. Outside, enjoy a fully fenced and beautifully landscaped yard with large, established trees offering shade and privacy. Ample RV parking adds convenience to this exceptional property&mdash;ideal for growing families or those seeking comfort and versatility in a prime location. Book your showing today!!