

**9825 91 Avenue  
Grande Prairie, Alberta**

**MLS # A2232158**



**\$329,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Immediate possession on this charming home nestled in the family-friendly neighbourhood of Highland Park! close to schools, shopping, walking trails and Lions Park. This fully developed home has 3 bedrooms and bathroom up and 2 bedrooms, bathroom and family room in the basement, there's plenty of space for the whole family to relax, work, or play. Recent upgrades including a newer roof, furnace, updated electrical, and newer flooring. The single detached garage offers extra storage or the perfect spot for your toys and tools. Step outside to a large, private fenced yard—ideal for kids, pets, or weekend barbecues. Whether you're looking for your first home or room for a growing family, this property has it all. Don't miss your chance—come take a look today!