Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9812 87 Park Avenue
Grande Prairie, Alberta

MLS # A2354708

$214,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	809 sq.ft.	**Age:**	1963 (63 yrs old)
Beds:	3	**Baths:**	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Other	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Microwave, Washer, Dryer

Welcome to this charming half duplex in the neighbourhood of Highland Park, close to parks, schools, shopping and more! Featuring fresh flooring & paint, replaced windows, new hot water tank being installed and a beautifully updated bathroom, this home offers a fresh and inviting feel throughout. The spacious living room is filled with natural light from the large south-facing window, creating a bright and welcoming space to relax. A cozy dining area flows into the functional kitchen, offering plenty of cupboard space and a newer fridge, stove, and microwave. Two comfortable bedrooms and a full bathroom complete the main level. Downstairs, the partially developed basement provides an additional living space plus a third bedroom, offering flexibility for family, guests, or a home office. Outside, enjoy a landscaped and fully fenced yard, along with convenient double parking at the rear of the property. With thoughtful updates and plenty of room to make it your own, this Highland Park home is a fantastic opportunity for first-time buyers, downsizers, or investors! Book your showing today!

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