

780-978-0157
jenniferstudent@me.com

9907 85 Avenue
Grande Prairie, Alberta

MLS # A2021000



\$329,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,293 sq.ft.	Age:	1967 (56 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Faces Front, Parking Pad, Paved, RV Access/Parking, See Remarks.		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Natural Woodwork, No Smoking Home, Open Floorplan		

Inclusions: N/A

Immaculate 4 bed bungalow with finished basement in desirable Highland park subdivision! Extensive upkeep and renovations done over the years. From the moment you walk in the front door you will feel right at home! Front entry features updated seating/closet area w/shiplap accent wall. Open concept layout with large living room area, dining with built in bench seating with room for large table. Huge bright kitchen with south facing window, massive counter spade, built in stove/oven, built-in refrigerator, pantry and ample storage. You won't run out of room to store your kitchen appliances in this kitchen! Features a back porch/sunroom with built -in Ikeas storage, new trendy plank flooring. New laminate flooring throughout the main floor. 3 bed up all with Ikea closet storage units and 3 pc en-suite off the master bed. Basement finished with again more fantastic Ikea storage units, laundry area, Large Rec/family room, bedroom , 3 pc bath and additional ex large unfinished currently used for storage but host a 5th bedroom. Yard is fully landscaped including lots of recent concrete work done. Back yard fully fenced - new 2020. Driveway is paved and huge! Tons of room for parking and RV parking. Garage 1.5 car with single door. Again just as well cared for as the home, lots of room for toys! All appliances and Ikea storage units are included. Fantastic family home in a fantastic area and meticulously kept! You will not want to miss this one!!