

9609 85 Avenue
Grande Prairie, Alberta

MLS # A2224170

\$309,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity		

Inclusions: fridge, stove, washer, dryer, dishwasher, window coverings, microwave rangehood, garage door opener and remote, gazebo

Welcome to 9609 85 Avenue, a well-maintained 1,056 sq ft bungalow nestled in the desirable neighborhood of Highland Park. This home offers a functional layout with 3 spacious bedrooms and an updated 5-piece bathroom on the main level. Enjoy a bright living room with laminate flooring, perfect for relaxing or entertaining. The kitchen features white cabinetry, ample counter space, and plenty of room to cook and gather. The basement is drywalled and offers additional living space, including a 2-piece bathroom, laundry area, a wood-burning fireplace, and a dry bar – ideal for a future rec room or guest area. The property also includes a 22' x 28' detached garage, providing lots of room for parking and storage. Recent updates include newer shingles on the house, furnace, and some updated windows, giving peace of mind for years to come. This home combines comfort, functionality, and value – ready for you to move in and make it your own! Listing agent related to seller.