

**9913 85 Avenue  
Grande Prairie, Alberta**

**MLS # A2282962**

# \$349,900



<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Attached Carport, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, See Remarks, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Move right into this well maintained and tastefully updated home on a quiet, charming street. A well maintained, move in ready home you can enjoy from day one. Recently installed vinyl plank flooring flows throughout the upper level, connecting the bedrooms, kitchen, and living room. The upper level offers three bedrooms and 1.5 baths, including a private ensuite off the primary bedroom. The fully finished basement adds extra living space with a large family room, an additional bedroom, and an updated bathroom. Outside, enjoy a landscaped and fully fenced yard with a covered deck, carport, and wiring in place for a future hot tub, perfect for entertaining or relaxing around the firepit. A solid home full of character. Just unpack and enjoy.