

9914 85 Ave  
Grande Prairie, Alberta

MLS # A2287305



## \$379,900

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** NA

Attached garage or detached shop? Why choose when you can have both. Welcome to this beautifully updated home tucked away on a quiet street in desirable Highland Park. Mature trees, generous yard sizes, and long-standing pride of ownership give this neighborhood its charm &mdash; and you&rsquo;ll feel it the moment you arrive. Inside, you&rsquo;re welcomed by a spacious, bright living room that flows into the kitchen featuring exceptional cupboard space for a home of this size. Just off the kitchen, step onto the deck. Upstairs offers three bedrooms, including a primary suite with its own convenient 2-piece ensuite. Downstairs, you&rsquo;ll find a large rec room, an oversized laundry area, an additional bedroom, and a flexible office/storage space &mdash; perfect for growing families or anyone needing extra room to spread out. The attached single garage is unheated and features a drive-through bay for added functionality. But the real standout? A massive 27&rsquo; x 29&rsquo; heated garage in the backyard with 220V already installed. Whether you're a woodworker, mechanic, welder, or simply need serious workspace &mdash; this setup delivers. Homes with this kind of versatility don&rsquo;t come along often. Book your showing and see it for yourself.