

**9621 91B Avenue
Grande Prairie, Alberta**

MLS # A2172610



\$299,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	961 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

BUNGALOW.....CLOSE TO SCHOOLS & PARKS...WITH AMAZING UPDATES.....WELCOME TO HIGHLAND PARK. This home is an excellent mix of character and modernizations with a GENEROUS LOT IN AN EXCELLENT LOCATION with well thought out UPGRADES that make this home a true gem! Start your tour and you will be greeted by a BRIGHT & OPEN LIVING ROOM which is perfect for a sitting area, dining room, or entertainment space for the family. Make your way to the kitchen and you are sure to be wowed by the CEILING TOP CABINETS, ELEGANT BACKSPLASH, & ENTERTAINERS ISLAND. Continue through the main floor and discover 3 SIZABLE BEDROOMS & A TASTEFUL 4 PIECE BATHROOM with TUB/SHOWER TILE FEATURE. Make your way downstairs and you will notice that EXTENSIVE LIVING ROOM SPACE with ADDITIONAL STORAGE, A FLEX ROOM perfect for home office or kids play room, A 4TH BEDROOM & A STYLISH 3 PIECE BATHROOM for convenience and comfort. Did I mention the beautiful paint updates that have been completed throughout the majority of the home? Lastly head out to your own SOUTH FACING BACKYARD OASIS with a STUNNING PERGOLA & STONE FIREPLACE FEATURE, UPDATED FENCE THROUGHOUT & OVERSIZED SHED W/ POWER! Welcome to comfort and character.....WELCOME HOME!