



**8618 99B Street**  
**Grande Prairie, Alberta**

**MLS # A2179684**



**\$280,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Gazebo, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks		

**Inclusions:** Dishwasher, Refrigerator, Stove(s) Washer/Dryer, Microwave oven

Who needs tropical beaches when you can have this 5-bedroom, 2-bath oasis in Grande Prairie? The open floor plan welcomes you in, but the true heart of the home is the massive kitchen island. With heated tiled floors underfoot, it's your warm escape for family breakfasts, late-night snacks, and gourmet creations. The basement features a wood-burning fireplace, creating a warm and inviting atmosphere for movie nights, game days, or relaxing with a good book. Outside, the larger-than-average yard, complete with thoughtful landscaping and fruit-bearing trees, is perfect for BBQs in summer or snow forts in winter. Tucked away on a quiet street, this home is your island getaway—no sunscreen required! Book your showing today!