

**9556 85 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2210648**



**\$369,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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>	Concrete, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Rangehood, Washer, Dryer, All Light Fixtures, All Window Coverings, Garage Door Opener & Controls, Workbench & Large Grey Work Table

Welcome Home! This well-built gem sits in a fantastic location, just blocks from schools, parks, and playgrounds—perfect for families and outdoor enthusiasts alike. Situated on a very spacious 6500sqft corner lot, beautifully landscaped with garden boxes, mature trees, the fully fenced yard is surrounded by mature spruce trees for exceptional privacy. Enjoy the added bonus of RV parking with convenient access. Step inside to discover a meticulously maintained home with numerous upgrades! You'll love the modern vinyl plank flooring, fresh paint, new lighting, and updated vinyl windows throughout. The sun-filled dining area faces south, and the kitchen offers generous counter space with a functional peninsula bar, ample cabinetry (some with pull-out coasters!), and a large rear-facing window for plenty of natural light. The appliances are updated to stainless & the stove has been very recently replaced. The main floor features three spacious bedrooms, one currently set up as a den but easily converted back. The second bedroom is a great size, with a large rear-facing window. The primary bedroom is generous in size with a large window that fills the room with sunlight. A stylishly updated main bath completes the upper level. Heading downstairs, there is a back door with direct access to the yard & the garage. Once downstairs, this level boasts a large family room, perfect for movie nights or a playroom—previously set up with a wood-burning stove(the wood stove is still available to re-connect). There's also a spacious practical 3-piece bath, an oversized 4th bedroom with tons of closet storage, and a large laundry/storage room with plenty of shelving, ideal for storing everything!. Topping it all off is a very large 24x26' heated and finished garage with extra storage space & work benches. All included! This home is truly move-in ready with newer

shingles, furnace, and hot water tank. Don't miss this opportunity—incredible value in a prime location with all the features you're looking for!