

**9662 86 Avenue
Grande Prairie, Alberta**

MLS # A2165920



\$369,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Lawn, Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: Shed

Welcome to this beautifully renovated 3-bedroom, 2-bathroom bungalow, where modern sophistication harmonizes with timeless charm. Nestled on a generous, fenced lot, this move-in-ready home offers a welcoming and contemporary living space. A covered walkway leads you to a spacious 22x26 double garage, providing both convenience and abundant storage. Inside, the bright and airy living room seamlessly flows into a cozy dining area and a sleek, modern kitchen. The kitchen features top-of-the-line, brand-new appliances and stylish finishes that are sure to delight any home chef. The home has been thoughtfully updated throughout, with recent electrical enhancements and a fully renovated basement. The basement is a versatile space, featuring a large family room, a flexible bonus room, a full bathroom, and a convenient laundry area—perfect for accommodating your family’s needs. Step outside to a private, landscaped backyard that’s ideal for both entertaining and relaxing. The expansive deck is perfect for outdoor dining, while mature trees, a fire pit, and raised garden beds create an inviting space for gatherings and play. Additional features include a heated double garage, providing extra functionality for projects and additional storage. The home’s durable steel roof, energy-efficient furnace, upgraded windows, and updated hot water tank ensure long-lasting comfort and efficiency. Don’t miss your chance to own this exceptional property. Contact your local realtor today!