

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

**MLS # A2172610**



**\$299,900**

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

**Heating:** Forced Air

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG General Residential

**Utilities:** -

**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!