

**9628 91B Avenue
Grande Prairie, Alberta**

MLS # A2190319



\$375,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1967 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, No Neighbours Behind, Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Stone Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Stove X2, Refrigerator X2, Washer/Dryer X2

Welcome to this well-maintained bungalow in Highland Park with a separate-entry in-law suite, a large yard with no rear neighbors, and a 16x24 detached garage—great for homeowners or investors. The main floor is bright and inviting, with large windows bringing in plenty of natural light. The spacious kitchen features stone countertops, modern cabinetry, and tile flooring, while the living room offers a cozy wood-burning stove. Three well-sized bedrooms and an updated bathroom complete the main level. Downstairs, the fully equipped in-law suite includes its own kitchen, two bedrooms, a full bathroom, and a family room, making it ideal for multi-generational living or rental income. Separate laundry for both levels adds extra convenience. The private yard, beautifully landscaped with mature trees, a fire pit, a large shed, and RV parking, offers a great space to relax with no rear neighbors. Move-in ready and full of potential!