



9117 98 Street  
Grande Prairie, Alberta

MLS # A2160245



# \$319,900

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Paved, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Landscaped, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Storage		

**Inclusions:** Window Blinds

Don't miss out on this spacious and charming 4-bedroom bungalow located in the desirable Highland Park neighborhood of Grande Prairie. With approximately 1,500 sqft on the main level, this home offers plenty of room for the whole family. Updates in the past few years to the home include shingles, many windows, furnace, and hot water tank. Step inside to find a large living room with floor-to-ceiling windows overlooking the private backyard, complete with a cozy wood stove. The highlight of the home is the massive 5.5' x 32' sunroom, perfect for enjoying your morning coffee or relaxing with a good book. The kitchen and dining room are just steps away, making entertaining a breeze. The primary bedroom with ensuite, along with two additional bedrooms and a full bathroom, are located on the main floor. Downstairs, you'll find a spacious family room, a fourth bedroom, bathroom, laundry room, and the potential for a fifth bedroom. The attached garage is equipped with 220 wiring, ideal for a workshop. Outside, the private backyard features mature trees, fenced yard, raised garden beds, raspberry bushes, and a cottage-style shed. The driveway can accommodate up to five vehicles, with RV parking available. Nearby amenities include a community orchard, schools, and a park with play equipment. Don't wait, contact your realtor today to schedule a viewing of this fantastic Highland Park bungalow!