



9628 91B Avenue
Grande Prairie, Alberta

MLS # A2190319



\$369,000

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, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

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

Welcome to this well-maintained bungalow in Highland Park, featuring a separate-entry in-law suite (non-conforming), a large yard with no rear neighbors, and a 16x24 detached garage—making it a fantastic opportunity for homeowners or investors. The main floor is bright and inviting, with large windows that flood the space with natural light. The spacious kitchen boasts 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 illegal 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!