

\$315,000 - 9815 91 Avenue, Grande Prairie

MLS® #A2226826

\$315,000

4 Bedroom, 2.00 Bathroom, 996 sqft
Residential on 0.16 Acres

Highland Park., Grande Prairie, Alberta

Fully developed bungalow ideally located on a large, mature lot in Highland Park. Perfect as a starter home or for someone looking to downsize without condo living. This home features a bright main floor with two bedrooms, a full bathroom, a spacious living room and a dining area that opens onto a large, covered deck and a beautifully landscaped, private backyard. The finished basement offers excellent versatility, complete with 2 bedrooms, kitchenette- perfect for teens or out-of-town guests, three-piece bathroom, cozy family room, and a laundry/storage area. One of the bedrooms has a gas fireplace for added comfort. Central air conditioning ensures comfort in the summer months. Additional highlights include an attached finished garage, full fencing with alley access, and a prime location next to Lions Park and within walking distance to schools and downtown shopping. A wonderful opportunity to own in a well-established community.

Built in 1963

Essential Information

MLS® #	A2226826
Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	996



Acres	0.16
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9815 91 Avenue
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0G1

Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed June 2nd, 2025

Days on Market 11

Zoning RG

Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.