

# \$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
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