

# \$374,900 - 9916 85 Avenue, Grande Prairie

MLS® #A2221445

## \$374,900

4 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.18 Acres

Highland Park., Grande Prairie, Alberta

This is a fabulous bungalow on a quiet street with a huge backyard. The upstairs offers a large living room that flows into a large dining area. The kitchen has lots of cabinetry. The 4-piece main bath offers dual sinks in the vanity and the primary bedroom has a 2-piece en-suite. Downstairs you will find a large rumpus room with a wood burning fireplace and wet bar great for entertaining. The backyard is a great size, fully fenced with a dog run, Gazebo and firepit.

Built in 1967

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221445    |
| Price          | \$374,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,152       |
| Acres          | 0.18        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

Address 9916 85 Avenue



|             |                |
|-------------|----------------|
| Subdivision | Highland Park. |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8V 0A2        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Wet Bar                                                |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Central                                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Wood Burning                                           |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 15             |
| Zoning         | RG             |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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