

\$310,000 - 9901 85 Avenue, Grande Prairie

MLS® #A2243683

\$310,000

4 Bedroom, 2.00 Bathroom, 1,167 sqft

Residential on 0.16 Acres

Highland Park., Grande Prairie, Alberta

Charming Updated Bungalow on a Corner Lot in Highland Park

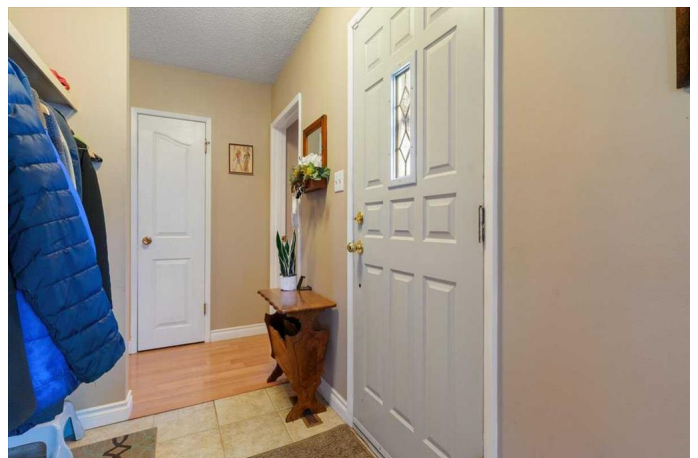
Welcome to this beautifully maintained 1966 bungalow nestled on a spacious corner lot in the desirable community of Highland Park. Offering 1,167 sq ft of comfortable living space, this home features 4 bedrooms (3 up, 1 down) and 1.5 bathrooms—perfect for families or those seeking extra space.

Step inside to find tasteful updates throughout, including newer windows, modern trim, updated flooring, and a refreshed kitchen complete with laminate countertops. Cozy up by the inviting wood-burning fireplace in the living room, ideal for creating warm memories on chilly evenings.

The exterior is just as impressive, boasting a large landscaped backyard with raised garden beds, paving stone walkways, and plenty of room for entertaining friends and family. The shingles are only 2 years old, while the furnace and hot water tank were replaced approximately 10 years ago, adding peace of mind for years to come. A single-car garage completes this attractive package.

This home truly leaves little to be desired and won't stay on the market for long.

Don't miss your opportunity—call or text today to book your private showing!



Built in 1966

Essential Information

MLS® #	A2243683
Price	\$310,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,167
Acres	0.16
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9901 85 Avenue
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V0A1

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	Garden, Private Yard
Lot Description	City Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	7
Zoning	R

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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