

# \$309,900 - 9609 85 Avenue, Grande Prairie

MLS® #A2224170

## \$309,900

3 Bedroom, 2.00 Bathroom, 1,056 sqft  
Residential on 0.15 Acres

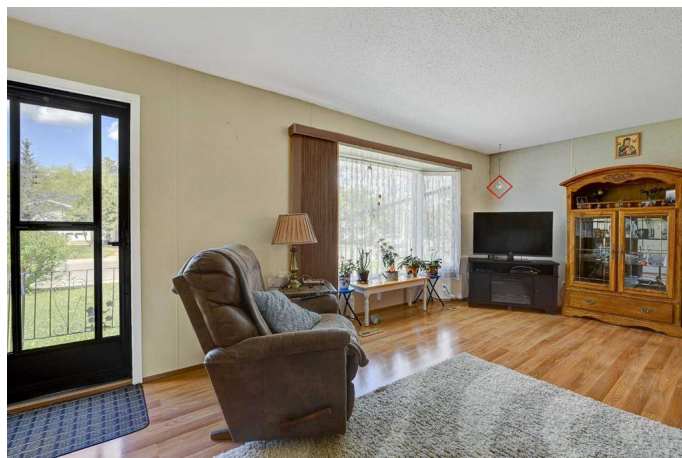
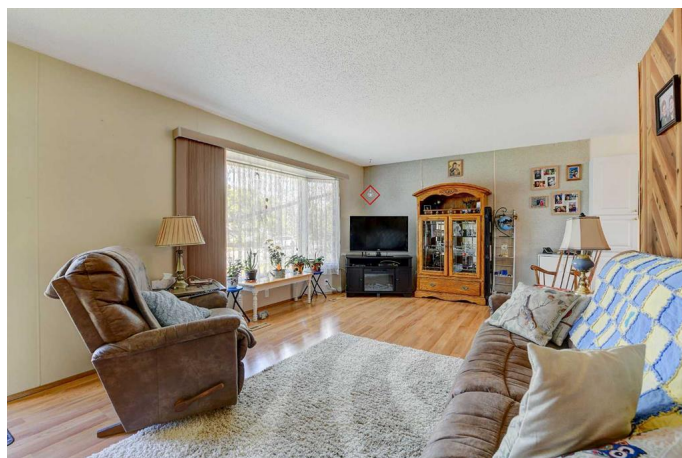
Highland Park., Grande Prairie, Alberta

Welcome to 9609 85 Avenue, a well-maintained 1,056 sq ft bungalow nestled in the desirable neighborhood of Highland Park. This home offers a functional layout with 3 spacious bedrooms and an updated 5-piece bathroom on the main level. Enjoy a bright living room with laminate flooring, perfect for relaxing or entertaining. The kitchen features white cabinetry, ample counter space, and plenty of room to cook and gather. The basement is drywalled and offers additional living space, including a 2-piece bathroom, laundry area, a wood-burning fireplace, and a dry bar – ideal for a future rec room or guest area. The property also includes a 22' x 28' detached garage, providing lots of room for parking and storage. Recent updates include newer shingles on the house, furnace, and some updated windows, giving peace of mind for years to come. This home combines comfort, functionality, and value – ready for you to move in and make it your own! Listing agent related to seller.

Built in 1973

## Essential Information

MLS® #	A2224170
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,056
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9609 85 Avenue
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3H5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Double Vanity
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Fruit Trees/Shrub(s), Gazebo
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	RG

**Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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