

# \$369,900 - 9556 85 Avenue, Grande Prairie

MLS® #A2210648

## \$369,900

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.15 Acres

Highland Park., Grande Prairie, Alberta

Welcome Home! This well-built gem sits in a fantastic location, just blocks from schools, parks, and playgroundsâ€”perfect for families and outdoor enthusiasts alike. Situated on a very spacious 6500sqft corner lot, beautifully landscaped with garden boxes, mature trees, the fully fenced yard is surrounded by mature spruce trees for exceptional privacy. Enjoy the added bonus of RV parking with convenient access.

Step inside to discover a meticulously maintained home with numerous upgrades! You'll love the modern vinyl plank flooring, fresh paint, new lighting, and updated vinyl windows throughout. The sun-filled dining area faces south, and the kitchen offers generous counter space with a functional peninsula bar, ample cabinetry (some with pull-out coasters!), and a large rear-facing window for plenty of natural light. The appliances are updated to stainless & the stove has been very recently replaced.

The main floor features three spacious bedrooms, one currently set up as a den but easily converted back. The second bedroom is a great size, with a large rear-facing window. The primary bedroom is generous in size with a large window that fills the room with sunlight. A stylishly updated main bath completes the upper level. Heading downstairs, there is a back door with direct access to the yard & the garage. Once downstairs, this level boasts a large family room, perfect for movie nights or a playroomâ€”previously set up with a



wood-burning stove(the wood stove is still available to re-connect). There's also a spacious practical 3-piece bath, an oversized 4th bedroom with tons of closet storage, and a large laundry/storage room with plenty of shelving, ideal for storing everything!. Topping it all off is a very large 24x26' heated and finished garage with extra storage space & work benches. All included! This home is truly move-in ready with newer shingles, furnace, and hot water tank. Donâ€™t miss this opportunityâ€™incredible value in a prime location with all the features you're looking for!

Built in 1974

**Essential Information**

MLS® #	A2210648
Price	\$369,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9556 85 Avenue
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V3E3

**Amenities**

Parking Spaces	5
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Parking	Double Garage Detached, Corner Lot, Street, Oversized, Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan, Open Floorplan, Storage, Vinyl
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete



### Additional Information

Date Listed	April 14th, 2025
Days on Market	5
Zoning	RG

### Listing Details

Listing Office	RE/MAX Grande Prairie
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