

# \$335,000 - 9825 91 Avenue, Grande Prairie

MLS® #A2232158

## \$335,000

5 Bedroom, 2.00 Bathroom, 960 sqft  
Residential on 0.16 Acres

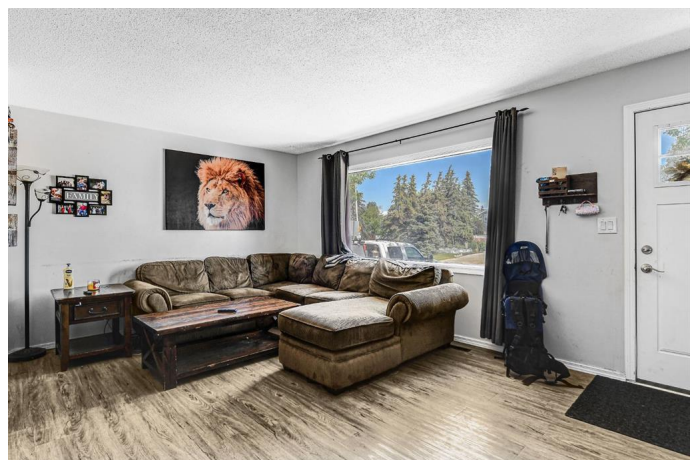
Highland Park., Grande Prairie, Alberta

Charming home nestled in the family-friendly neighbourhood of Highland Park! close to schools, shopping, walking trails and Lions Park. This fully developed home has 3 bedrooms and bathroom up and 2 bedrooms, bathroom and family room in the basement, there's plenty of space for the whole family to relax, work, or play. Recent upgrades including a newer roof, furnace, updated electrical, and newer flooring. The single detached garage offers extra storage or the perfect spot for your toys and tools. Step outside to a large, private fenced yard—ideal for kids, pets, or weekend barbecues. Whether you're looking for your first home or room for a growing family, this property has it all. Don't miss your chance—come take a look today!

Built in 1963

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232158    |
| Price          | \$335,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 960         |
| Acres          | 0.16        |
| Year Built     | 1963        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9825 91 Avenue |
| Subdivision | Highland Park. |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8V0G1         |

### Amenities

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

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | No Smoking Home                                                |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Wood Burning                                                   |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full                                                 |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Entrance, Private Yard               |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco, Wood Siding                          |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 3               |
| Zoning         | RG              |

**Listing Details**

Listing Office                      Century 21 Grande Prairie Realty Inc.

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