

**9707 88 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2230028**



**\$320,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Landscaped, Lawn, Rectangular Lot, See Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** None

This property shows pride of ownership!! Great location, close to 2 schools, lots of updates from original! Newer shingles, soffit, fascia, furnace, flooring, windows except living room window, paint. Hot water tank is new in 2025. This property has a 18 X 24 garage with french drain on 3 sides, also gas line is plumbed under deck for heat in garage and capped at garage and in basement. The garage has a electric sub panel too, ready to be a great man cave! Extra large deck only a year old, great for a family get together! The yard is large, with lovely landscaping, ready for whatever activities the new owner chooses. The landscaping has been updated to keep water away from foundation. Foundation repairs were completed in about 2015, NO water in basement in the past 10 years! The home is 971 sq ft, 3 bedrooms, 1 bathroom, roughed in plumbing for a bathroom in the basement. Lovely abundance of updated cabinets, open concept living area, updated bathroom, with jetted tub-shower. Vinyl tile flooring, newer toilet. Electric panel in the house was updated to 100 amp service in 2013. Extra long driveway to park a camping unit in summer time if desired. This might be what you are looking for, better call today!