



GRASSROOTS
REALTY GROUP

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9829 91A Avenue
Grande Prairie, Alberta

MLS # A2209837



\$449,997

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,918 sq.ft. | Age: | 1962 (63 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Heated Garage, Tandem | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Pie Shape | | |

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|--------------------|------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Please ask for list available

Imagine a lifestyle of convenience and tranquility in this exquisite, almost entirely renovated home in Grande Prairie's desirable Highland Park. Situated on a substantial pie-shaped lot that backs onto serene green space and enjoys a prime location across from Lion's Park and its popular splash pad, this property offers an unparalleled setting for family life. Picture leisurely strolls through the community orchard and the ease of walking to Parkside, École St. Gerard, and Swanavon Schools, along with numerous nearby parks and playgrounds. Step inside to discover over 1900 sqft of beautifully appointed above-grade living space, where the heart of the home is a breathtaking, completely reimagined kitchen. With its impressive ceilings, custom new cabinetry, clever hidden and butler's pantries, and a sprawling centre island, it's designed for both everyday family meals and memorable gatherings, all bathed in the warm glow of natural light from two large bay windows. The main floor also provides a welcoming sitting room, two generously sized bedrooms, and a beautifully renovated four-piece bathroom. Escape to the upper level and the magnificent primary bedroom, a true retreat featuring a spacious walk-in closet and a luxurious, fully renovated bathroom. Indulge in relaxation with its soaking tub, separate walk-in tile shower, dual sink vanity, and stylish terrazzo tile accents. This level also includes a comfortable additional bedroom with a walk-in closet and a unique skylight that brings it all together. The fully fenced backyard is your private sanctuary, complete with mature fruit trees offering seasonal delights, dedicated garden beds for your green thumb, and a perfect deck for enjoying warm summer evenings. Multiple sheds provide ample space for all your outdoor storage needs. Enjoy the fruits of your own (or the previous owner's!) labor with established

apple trees, raspberry bushes, Saskatoon bushes, and rhubarb. Convenience is key with the attached and heated garage, offering tandem-style parking. The fully developed basement extends your living space with a comfortable family room for movie nights, a large storage room to keep things organized, a fifth bedroom for guests or a growing family, and a practical three-piece bathroom. A separate laundry and utility room adds to the home's functionality. Rest assured knowing this home has been extensively updated with recent improvements including new siding with rigid insulation for energy efficiency, a new deck in 2019, all new exterior doors, new shingles in 2024 , upgraded windows, and insulation, and much more. Significant high-efficiency upgrades such as a new furnace and hot water tank, ensure modern comfort and reliability. This is more than just a house; it's a meticulously maintained and thoughtfully upgraded home offering an exceptional lifestyle in a vibrant, family-oriented community.