



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**8815 98 Street**  
**Grande Prairie, Alberta**

**MLS # A2210916**



**\$309,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

Welcome home to this spacious bungalow in the heart of Highland Park! From the moment you step inside, you'll feel the warmth and charm this home has to offer. The bright, open concept kitchen is a dream for anyone who loves to cook or entertain, featuring a generous island and a window above the sink that looks out over the backyard—perfect for keeping an eye on the kids while they play. Just off the large dining area, you'll find a cozy sunken living room that's ideal for family time or quiet evenings in. The main floor offers three comfortable bedrooms and 1.5 bathrooms, including a lovely primary suite with its own ensuite and walk-in closet. Downstairs, the basement is nearly complete—just add your choice of flooring to make it your own. With a spacious rec room, additional bedroom, and bathroom, there's room for everyone. Outside, the fully fenced yard backs onto the field at École St. George's School, offering all the space you need for outdoor fun. Don't miss your chance to make this beautiful home yours—schedule a showing today!