

# \$399,900 - 9551 85 Avenue, Grande Prairie

MLS® #A2253558

## \$399,900

5 Bedroom, 4.00 Bathroom, 1,683 sqft  
Residential on 0.14 Acres

Highland Park., Grande Prairie, Alberta

Not many large bungalows with heated garage + sun room, plus two in law suites in the basement come up very often. Driveway is grande allowing for RV parking or storage if your heart desires. Main level consists of updated kitchen cabinets + counter tops, dining room, big living room, 3 bedrooms including the master with a full en-suite, full bathroom, and incredible sunroom with infloor heat + wood stove for the winter months. Basements hosts two self contained mother in law suites that both have one bed, one full bath, and own kitchens. Shared laundry room in basement utility room in a common area and entrance to the basement off the side of the home. Backyard is south backing allowing sun all day long, fully fenced, and complimented by large detached heated shop by infloor heat with wood shed attached and office/storage space. Book your viewing today!

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253558  |
| Price          | \$399,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,683     |
| Acres          | 0.14      |
| Year Built     | 1975      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Duplex            |
| Style    | Bungalow, Up/Down |
| Status   | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9551 85 Avenue |
| Subdivision | Highland Park. |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8V 3H5        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks, Separate Entrance |
| Appliances        | Other                                          |
| Heating           | Forced Air, Natural Gas                        |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Wood Burning                                   |
| Has Basement      | Yes                                            |
| Basement          | Full                                           |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Other                                                         |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                               |
| Construction      | Mixed                                                         |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 67                  |

Zoning RG

## Listing Details

Listing Office RE/MAX Grande Prairie



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