

**9814 87 Park Avenue**  
**Grande Prairie, Alberta**

**MLS # A2215517**



**\$170,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt, Other, Rolled/Hot Mop	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Built-in Features, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** refrigerator, stove, washer, dryer

This listing is for 9814-87 Park Ave, located in Grande Prairie's awesome 'Highland Park' subdivision and just steps away from Ecole St. Gerard, playgrounds, Parkside Community Park & Parkside Montessori. The bungalow-style duplex has the uncommon attribute of allowing you to look out from your large, front living room with vaulted ceiling onto greenspace and mature trees. 2 bedrooms and 1 bathroom are upstairs along with the kitchen with abundant cabinets and dining area. Basement has laundry area, family room and tons of storage space. Home is situated on massive sized lot with incredibly huge back and side yard with chain link fencing. Shed in yard as well for extra storage. Parking is in rear of property with back alley access. Newer windows, exterior doors, and mid-efficiency furnace. Please check out MLS# A2231079 for information on the other side of the duplex also listed for sale. Excellent rental properties opportunity! Property is also close to grocery & convenience stores, restaurants, Swanavon School, Lions Park and so much more. \*\*\*Currently tenant occupied. Rent is \$1,200 & tenant is responsible for utilities. Lease ends July 31st, 2025. \*\*\* Contact a REALTOR&reg; for more info or to book a viewing!