

# \$320,000 - 9546 85 Avenue, Grande Prairie

MLS® #A2215337

## \$320,000

4 Bedroom, 2.00 Bathroom, 960 sqft  
Residential on 0.14 Acres

Highland Park., Grande Prairie, Alberta

Located in the highly sought-after Highland Park neighborhood, this spacious and well-maintained 4-bedroom home offers a perfect blend of comfort, style, and modern updates. Step inside to find a beautifully updated kitchen with contemporary finishes, ideal for both everyday living and entertaining. The home also features updated windows and doors that enhance energy efficiency and aesthetic appeal, along with recently replaced shingles that provide long-term peace of mind. Outside, youâ€™ll fall in love with the beautifully finished yardâ€”perfect for relaxing, gardening, or hosting gatherings. This home truly offers the best of both indoor luxury and outdoor enjoyment in one of the cityâ€™s most desirable areas.

Built in 1972

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215337    |
| Price          | \$320,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 960         |
| Acres          | 0.14        |
| Year Built     | 1972        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9546 85 Avenue |
| Subdivision | Highland Park. |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8V 3E3        |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Basement, Electric, Family Room                        |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 4                |
| Zoning         | Low Density Res  |

### Listing Details

Listing Office

RE/MAX Grande Prairie

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