



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**9628 91B Avenue**  
**Grande Prairie, Alberta**

**MLS # A2190319**



**\$369,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, No Neighbours Behind		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters		

**Inclusions:** Stove X2, Refrigerator X2, Washer/Dryer X2

Welcome to this well-maintained bungalow in Highland Park, featuring a separate-entry in-law suite (non-conforming), a large yard with no rear neighbors, and a 16x24 detached garage—making it a fantastic opportunity for homeowners or investors. The main floor is bright and inviting, with large windows that flood the space with natural light. The spacious kitchen boasts stone countertops, modern cabinetry, and tile flooring, while the living room offers a cozy wood-burning stove. Three well-sized bedrooms and an updated bathroom complete the main level. Downstairs, the fully equipped illegal suite includes its own kitchen, two bedrooms, a full bathroom, and a family room, making it ideal for multi-generational living or rental income. Separate laundry for both levels adds extra convenience. The private yard, beautifully landscaped with mature trees, a fire pit, a large shed, and RV parking, offers a great space to relax with no rear neighbors. Move-in ready and full of potential!