

# \$390,000 - 9902 90 Avenue, Grande Prairie

MLS® #A2217305

**\$390,000**

3 Bedroom, 2.00 Bathroom, 1,080 sqft  
Residential on 0.27 Acres

Highland Park., Grande Prairie, Alberta

Now THIS is the property for you if you need LOTS of parking space, want a large workshop AND a garage, love a BIG yard, plenty of storage spaces AND a huge master bedroom! This wonderful, bungalow-style home has a great layout, is plum-full of updates & has no carpet.

Chain link fence borders the incredible, MASSIVE backyard with 24' x 28' finished, heated garage with double doors leading to attached 23' x 24' heated workshop with overhead door to rear lane. That's over 1,200 square feet of space! The ginormous lot of 11,600+ square feet (0.27 acre) also boasts a 8' x 9' greenhouse, sizable firewood storage shelter and 14' x 10' storage shed. There is a firepit patio block area to enjoy our long and lovely summer evenings around and still LOTS of space for kids & pets to play or perhaps put in a garden or two or three. The southside has a super cute deck with aluminum railing and clear panels for the front entry.

Inside the home, the upstairs has updated main bathroom, hall closet, second bedroom and the amazing mega-sized primary bedroom with 3 sets of double closets AND a single! WHOA!

Living room has character front door, faux brick feature wall & sculpted archways leading to the renovated kitchen & dining area, with oodles of white cabinets, prep island, stainless steel appliances & access door to private, metal roof covered back deck.



Side entry off the driveway leads to the bright & modern looking downstairs area that was developed just a few years ago. Features are family room with wood stove, full bathroom with super handy slide out shelving for toiletries plus wall of cabinets right outside the door, finished laundry room with sink, office/den with shelving in closet, combo storage & utility room with newer furnace & hot water tank. There is also a convenient firewood holder in this room to keep the stove fire stoked during cold winter days.

But, for now, summer is on its way and the AC will beat the heat and keep everyone nice & cool.

Regardless of the weather outside, inside will always be comfortable with the home's extra styrofoam insulation over vinyl siding, newer vinyl windows & shingles.

The long paved driveway can EASILY accommodate 6+ vehicles or if you have a RV, there will be no problem parking it here PLUS there is street parking out front.

Superb location, especially for those with young families, with schools, playgrounds, parks, ball diamonds, and Lions Splash Park very close by.

What an amazing opportunity! Don't delay and contact a REALTOR® today for more information or to view!

Built in 1963

### **Essential Information**

MLS® #	A2217305
Price	\$390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.27

Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9902 90 Avenue
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0E5

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	8
Parking	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway, Garage Faces Front, Heated Garage, Oversized, RV Access/Parking, See Remarks, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Front Yard, Irregular Lot, Lawn, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 9th, 2025  
Days on Market            8  
Zoning                      RG

**Listing Details**

Listing Office              Royal LePage - The Realty Group

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