

# \$170,000 - 9814 87 Park Avenue, Grande Prairie

MLS® #A2215517

**\$170,000**

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.11 Acres

Highland Park., Grande Prairie, Alberta

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® for more info or to book a viewing!



Built in 1963

## Essential Information

MLS® #	A2215517
Price	\$170,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	0.11
Year Built	1963
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	9814 87 Park Avenue
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0E1

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Built-in Features, See Remarks, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, See Remarks

Roof	Asphalt, Other, Rolled/Hot Mop
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	2
Zoning	RG

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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