

# \$409,900 - 8607 99a Street, Grande Prairie

MLS® #A2253725

**\$409,900**

4 Bedroom, 2.00 Bathroom, 1,213 sqft

Residential on 0.25 Acres

Highland Park., Grande Prairie, Alberta

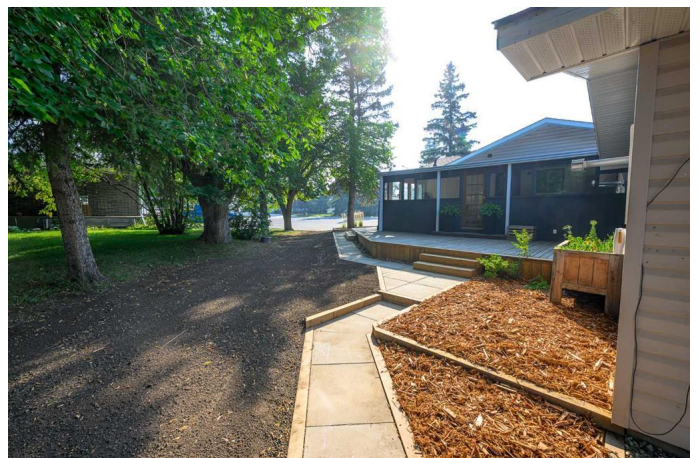
Welcome to this inviting 1,212 sq ft bungalow, perfectly situated on a quiet cul-de-sac. The main level offers a bright and functional layout with 3 comfortable bedrooms, a full bathroom, spacious living room, and the convenience of main floor laundry. An enclosed sunroom adds extra living space, ideal for morning coffee or relaxing evenings.

Downstairs youâ€™ll find a large family room warmed by a wood stove, an additional bedroom, bathroom, and plenty of storage. Set on a massive irregular corner lot, this property truly shines outdoors. With mature trees, a garden area, firepit space, rear alley access, and a heated double garage, itâ€™s a rare find that combines privacy with practicality. Ample parking and wide-open yard space make it perfect for families, pets, or entertaining. A one-of-a-kind property offering space, comfort, and a fantastic locationâ€”this home is ready to welcome its next owners.

Built in 1968

## Essential Information

MLS® #	A2253725
Price	\$409,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,213
Acres	0.25



Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8607 99a Street
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2H7

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Street Lighting, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 4th, 2025
Days on Market	2
Zoning	RG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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