



**GRASSROOTS**  
REALTY GROUP

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**9241 94 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2222879**



**\$340,000**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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>	No Animal Home, No Smoking Home		

**Inclusions:** Shed

Welcome to this fully developed bi-level home in the vibrant community of Smith! Offering 935 sq ft of living space, this home features 3 bedrooms and 2 full bathrooms—2 bedrooms and 1 bath on the main floor, and an additional bedroom and full bath in the spacious finished basement. The kitchen is equipped with stainless steel appliances and plenty of counter and cabinet space, with patio doors leading to a deck—perfect for summer BBQs. Stay comfortable year-round with central A/C, and enjoy the fully fenced backyard complete with a fire pit for cozy evenings. There's ample parking with a large pad that can accommodate multiple vehicles or an RV. Located near parks and the brand-new Smith Activity & Recreation Centre, this home offers both convenience and community. Don't miss your chance—contact your REALTOR® today to book a private viewing!