



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9523 99 Avenue
Grande Prairie, Alberta

MLS # A2246300



\$335,000

Division:	Smith		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,110 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: refrigerator, stove, washer, dryer, window coverings

This charming bungalow offers great value with a large heated double detached garage, spacious yard, and flexible layout with side entry to the basement. Inside, the main floor features an open living and dining area filled with natural light from large front windows, a functional kitchen with pantry, and main floor laundry hookups for added convenience. The laundry/sunroom space could easily be converted back into a third main-level bedroom if desired. Two well-sized bedrooms and a full 4-piece bathroom complete the upper level. The side entrance leads either up to the kitchen area, or down to a basement that includes a third bedroom, 3-piece bathroom, cold storage, a utility/laundry room, and a large living space—perfect for extended family, guests, or future suite potential. Step outside to enjoy the rear deck, covered storage area behind the garage, and a large yard with gated access to the rear alley. Recent updates include some newer windows, a newer roof, and a new garage heater. A solid option for first-time buyers, investors, or anyone looking for a well-maintained home with plenty of space inside and out.