



**GRASSROOTS**  
REALTY GROUP

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**10633 92B Street**  
**Grande Prairie, Alberta**

**MLS # A2251530**



**\$379,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, No Neighbour		

**Heating:** Central, Fireplace(s), Natural Gas

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

**Features:** Beamed Ceilings, Kitchen Island, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

Discover an excellent opportunity to enter the red-hot Grande Prairie market with this charming character home, perfectly situated on a quiet street. The property boasts a 24x22 heated garage, a spacious yard with RV parking, and a cozy firepit—ideal for entertaining or relaxing outdoors. Inside, the fully developed layout offers plenty of space for the whole family. The main floor features two bedrooms, a full bathroom, and a stunning kitchen complete with granite countertops, soaring ceilings, and abundant natural light. Upstairs, enjoy your own private retreat in the master loft, which includes a large closet and a beautiful ensuite. The basement provides even more living space with a fourth bedroom, a welcoming family room with a gas fireplace, laundry area, and generous storage. Roof was replaced in the last 6 months. This home combines character, function, and great value—don't miss your chance to make it yours!