



**GRASSROOTS**  
REALTY GROUP

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9429 92 A Street  
Grande Prairie, Alberta

MLS # A2255807



**\$359,900**

Division:	Smith		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,306 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	Shed		

Welcome to this beautifully renovated 2-storey home in the Smith subdivision. Featuring 3 bedrooms, 1.5 bathrooms, and a bright open-concept layout, this property offers the perfect blend of modern upgrades and comfortable family living. The main floor is warm and inviting, with an easy-flow design and plenty of natural light streaming in through large windows and patio doors. The kitchen is a true highlight, featuring stainless steel appliances, a large island, and a convenient corner pantry, while patio doors from the dining area lead to the newly built treated deck—perfect for relaxing or entertaining outdoors. Upstairs, you’ll find three generously sized bedrooms and a full bathroom, while the partially finished basement provides plenty of potential to create the extra living space your family needs, whether it be a rec room, home office, or gym. This home has been extensively updated inside and out. Interior upgrades include new vinyl plank flooring throughout, new trim and casements, updated bathroom vanities and toilets, and a full replacement of the old poly-b water lines with new PEX lines. Exterior renovations add even more value and peace of mind, with a new IKO Cambridge roof with full ice and water membrane, new soffit, fascia, and eavestroughs, new vinyl siding, triple-pane Plygem windows and doors, and a new treated deck. Move-in ready, stylishly updated, and is an excellent opportunity you won’t want to miss.