



**9006 94A Avenue  
Grande Prairie, Alberta**

**MLS # A2271348**



**\$263,500**

**Division:** Cobblestone

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 915 sq.ft. **Age:** 2005 (21 yrs old)

**Beds:** 4 **Baths:** 2

**Garage:** Off Street, Parking Pad

**Lot Size:** 0.09 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Mixed

**Zoning:** RS

**Foundation:** Perimeter Wall, Poured Concrete

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** n/a

Ready for a fantastic investment opportunity? This 4 bedroom, 2 bathroom home might just be the one. Features include an open floor plan with a great layout and a partially developed basement. Put your own finishing touches on this home! Conveniently located walking distance to schools, playgrounds, walking trails, city buss routes, restaurants, and shopping.