



**GRASSROOTS**  
REALTY GROUP

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**9218 94 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2274138**



**\$325,000**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Storage, Vaulted Ceiling(s)		

**Inclusions:** Frigdex2, Stovex2, Washer, Dryer, Shed

Not many properties come up like this and last very long! Whether you are looking to enter home ownership and off set your living expenses, or add another rental property to your portfolio this renovated half duplex with full basement suite will be sure to please. Main level is massive with 3 bedrooms including the master with full en-suite, two more bedrooms and full bathroom. Remainder of main floor consists of kitchen, dining , living room and laundry/pantry. Heading down to the basement suite that hosts two bedrooms, full bathroom, kitchen, dining , living room and laundry room. Back yard is fenced with a shed, and driveway is a good size. Roof completed in 2024. (Other Side Is For Sale As Well 9216 94ave MLS# A2274393 SO YOU COULD OWN BOTH SIDES/FULL DUPLEX)