



**9233 99 Avenue  
Grande Prairie, Alberta**

**MLS # A2286954**



**\$339,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** house and appliances are sold AS IS

This 5 bedroom, 2.5 bathroom home with a 24' x 25' double detached garage features a functional open concept layout, updated roof on both the house and garage, a newer hot water tank (2020), and a new backyard fence. Located in the desirable Smith subdivision in Grande Prairie, this well maintained property offers a bright and spacious main living area with warm oak cabinetry, making it perfect for growing families or first time home buyers looking for space and value. With five bedrooms and 2.5 bathrooms, there is plenty of room for kids, guests, or a home office. The oversized 24' x 25' garage provides excellent space for vehicles, storage, or a workshop setup. The fully fenced yard includes a garden strip, mature apple tree, and backs onto an easement for added privacy and open space behind the home. Situated in a quiet neighbourhood close to schools, parks, and amenities, this move in ready home is a fantastic opportunity to enter the Grande Prairie real estate market. Additionally the foundation was repaired and sump pump added in 2019. showings start thursday feb 18.