



**9217 94 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2287205**



**\$349,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge x2, Stove x2, Dishwasher x2, Washer, Dryer, Window Coverings

**Investor Alert!!!** Great home with suite in basement close to amenities including shopping, schools, restaurants, and more! The bright kitchen features a skylight, pantry, and dining area with access to a large deck—perfect for entertaining or relaxing outdoors. Upstairs you’ll find a spacious primary bedroom complete with a walk-in closet and 4-piece ensuite, along with a generously sized second bedroom and a full bathroom. The basement suite offers a full kitchen, cozy living room with gas fireplace, 1 bedroom, and 1 bathroom, plus a private entrance for added convenience. Shared laundry is located in a separate room with locking doors on both sides for privacy. Basement unit also has a deck. Outside, enjoy a fenced backyard and shared shed, making this a great option for investors for help on the mortgage payment. Home brings in \$3,100/month in rent.