



9248 98 Avenue  
Grande Prairie, Alberta

MLS # A2140936



**\$267,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** Raised Garden Beds

Playground right outside your living room window\*\*\*Keyhole street - very little traffic\*\*\*RV parking\*\*\*Short walk to: Cobblestone and Ivy Lake Shopping Centers, Rotary Soccer Fields, Hillside School, GP Activity and Rec Centre, Downtown\*\*\*Big lot with mature trees\*\*\*Well settled house, no cracks\*\*\*Upgrades include: all vinyl windows, new counters in kitchen and main bathroom, shingles 5 yrs ago, vinyl plank flooring in basement, laminate flooring in bedrooms, two brand new toilets, new sinks in kitchen and main bath with new taps, deck will be painted\*\*\*Good size rec room in basement, with storage in crawlspace, with additional cold storage\*\*\*Motion sensed security system in place, currently no subscription, however functional\*\*\*GE fridge/freezer, Upright Freezer in kitchen, Electric Fireplace are NOT included