



**10205 94 Street**  
**Grande Prairie, Alberta**

**MLS # A2180506**



**\$314,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Corner Lot, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Garage Heater

Big beautiful bi-level across from a school on a spacious corner lot surrounded by mature, picturesque spruce trees, this inviting gem offers the perfect balance of comfort, functionality, and charm. With over 2,000 total square feet of updated living space, this home is move-in ready and waiting to welcome its new owners. Step inside to discover the recently painted walls and upgraded flooring throughout—no carpet in sight, making it easy to maintain and perfect for allergy-sensitive buyers. The upper level boasts two cozy bedrooms and a stylish full bath. While the bright and open kitchen impresses with ample cabinetry, a central island, and a seamless flow to your dining and living spaces. A few steps outside the kitchen lead you to a spacious two-level sundeck, where you can bask in the sun or relax in the shade—this property offers two distinct yard spaces for all your outdoor needs. Enjoy family barbecues, morning coffees, or evening gatherings around a firepit, making this backyard a true retreat for every season. The lower level provides two additional bedrooms, another full bath featuring a custom tiled walk-in shower, a versatile family room, a convenient mechanical/laundry combo room, and a thoughtfully designed storage area. There’s plenty of room here for growing families, hobbies, or hosting guests. Located in a family friendly neighborhood with ease of access thanks to the rear easement, this home is perfect for first-time buyers seeking a mix of affordability and style. Don’t miss your chance to view this vacant, move-in-ready property and envision your future here! Book your showing today—you won’t want to miss out on this charming opportunity.