



GRASSROOTS
REALTY GROUP

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9511 98 Avenue
Grande Prairie, Alberta

MLS # A2193709



\$335,000

Division:	Smith		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Driveway, Garage Faces Front, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Sewer Connected
Features:	Built-in Features, See Remarks		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

This home is on a huge rectangular lot with no rear neighbours & tons of parking including detached garage! Inside the bungalow, there are 5 bedrooms in total (3 up, 2 huge down) and 2 full bathrooms. Many updates to the home's interior have been completed over the years. Upstairs has a giant entryway and large, bright living room, kitchen & dining area with built-in additional cabinets and patio doors leading to the back deck. Downstairs has set-up for second kitchen as well as the bathroom, laundry area with sink, storage room/workshop with shelving, and furnace room. Either bedroom could be used as a family room with the one bedroom having a massive walk-in closet. Just tons of overall storage spaces in the home. Mature trees are in front and back with the south side fenced yard having 10' x 20' deck that's only a couple years old. There are also flower beds & garden boxes and a fire pit. Summer is quickly approaching so you'll be able to enjoy the great outdoors with our long sunshine-filled days! Long driveway can easily accommodate an RV and leads to the garage which has additional parts room/storage space and also has new shingles that were just put on late March 2025. Home is located on a quiet street, close to shopping, Activity & Reception Centre, Rotary Soccer fields & playground. Immediate possession is possible! Seize the opportunity and contact a REALTOR® today for more info or to view.