



9513 99 Avenue
Grande Prairie, Alberta

MLS # A2200999



\$284,900

Division:	Smith		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, See Re		

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

Inclusions: Refrigerator, Stove, Microwave, dishwasher, Washer, Dryer, deepfreeze in bsmt , garage heater

Your chance to own a charming 1000sq.ft bungalow with detached garage conveniently located in the Smith neighborhood! This property features 19x23.5' heated garage with wood floor, perfect for toy storage or an ideal "man cave". New South facing back patio greets you as you enter the rear mud-room and make your way up to the kitchen. Neutral paint tones welcome you with charm and warmth, included kitchen appliances and spacious dining nook with barnboard feature wall make this property feel like home. Front facing oversized living room allows tons of natural light and makes a great space for entertaining with nice sized front entry. 3 bedrooms up with updated main floor bath complete the upper level. Bsmt is fully developed with 4th bedroom, large rec-room, utility/storage area and back room currently used as a hobby area or would make a great for home-office space! Yard is fully fenced, tons of parking, back alley access and newer HWT, siding and shingles! This home is conveniently located close to parks, soccer fields, indoor rec center, schools and downtown amenities! A great home for first time buyer or revenue property!