

**9265 94 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2288113**



**\$275,000**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this well-maintained and affordable home ideally located near Cobblestone Plaza, offering convenient access to retail shopping, restaurants, grocery stores, and nearby parks. The exterior features attractive stone and stucco finishes, creating great curb appeal from the moment you arrive. Inside, you'll find a bright open-concept layout with durable vinyl and laminate flooring throughout the main living areas. This home offers 3 bedrooms and 2 full bathrooms, including a spacious primary bedroom complete with a walk-in closet. The fully developed basement provides additional living space, perfect for a family room, home office, or recreation area. Step outside to enjoy the fully fenced backyard, ideal for kids, pets, or entertaining guests, with easy access through double patio doors. The driveway offers parking for up to three vehicles, adding extra convenience. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this home offers comfort, functionality, and location all in one. Contact your REALTOR today to schedule a viewing.