

9517 99 Avenue  
Grande Prairie, Alberta

MLS # A2308030



**\$249,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Garden, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** FRIDGE, STOVE, WASHER, DRYER

Charming and beautifully updated, this 2-bedroom, 1-bathroom detached home in Smith offers the perfect blend of modern comfort and peaceful surroundings. With 945 sq ft of living space, it features a brand-new kitchen, updated flooring, windows, and doors, along with added insulation, a new furnace, and hot water tank for year-round efficiency. The cozy wood-burning fireplace creates a warm and inviting atmosphere, while the single-car garage adds convenience and storage. Outside, enjoy a spacious backyard with mature trees—ideal for relaxing or entertaining. Meticulously maintained and move-in ready, this home is a fantastic opportunity to enjoy stylish living in a serene setting.