

9219 97 Avenue  
Grande Prairie, Alberta

MLS # A2323459



**\$305,000**

|           |                                               |        |                   |
|-----------|-----------------------------------------------|--------|-------------------|
| Division: | Smith                                         |        |                   |
| Type:     | Residential/House                             |        |                   |
| Style:    | Bungalow                                      |        |                   |
| Size:     | 1,268 sq.ft.                                  | Age:   | 1979 (47 yrs old) |
| Beds:     | 4                                             | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Detached                        |        |                   |
| Lot Size: | 0.13 Acre                                     |        |                   |
| Lot Feat: | Landscaped, Lawn, Many Trees, Rectangular Lot |        |                   |

|             |                                 |
|-------------|---------------------------------|
| Heating:    | Central                         |
| Floors:     | Carpet, Laminate                |
| Roof:       | Asphalt Shingle                 |
| Basement:   | Full                            |
| Exterior:   | Cedar, Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete                 |
| Features:   | No Animal Home, No Smoking Home |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | RG |
| Utilities: | -  |

**Inclusions:** All appliances & window coverings

Whether you're an investor looking to add to your portfolio or a first-time home buyer, this property deserves a closer look. This 1,268 sq. ft. bungalow offers lots of space for a growing family with a large Rec Room in the basement. The detached single-car garage is ideal for a mid-sized car or SUV and provides additional storage for recreational equipment and outdoor gear. The main floor offers a comfortable and inviting living room highlighted by a newer gas fireplace, creating a warm gathering space for family and friends. The primary bedroom is large with a 2-piece ensuite and a patio door accessing the back deck overlooking a nicely treed & private backyard—perfect for relaxing or entertaining. Outside, you'll appreciate the oversized driveway with ample parking for multiple vehicles, trailers, or RVs. New shingles in the last 5 years, and the hot water tank was replaced in May, 2023. Opportunities like this don't come along often. Contact your favorite REALTOR® today to arrange your private viewing.