

9511 98 Avenue  
Grande Prairie, Alberta

MLS # A2193709



## \$335,000

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Sewer Connected
<b>Features:</b>	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&reg; today for more info or to view.