9241 96 Avenue
Grande Prairie, Alberta

MLS # A2166792

$259,900

Division:	Smith
Type:	Residential/Duplex
Style:	Bi-Level, Side by Side
Size:	864 sq.ft.
Age:	1984 (40 yrs old)
Beds:	3
Baths:	2
Garage:	Parking Pad
Lot Size:	0.08 Acre
Lot Feat:	Back Yard

Heating:	Forced Air	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 2 x Fridge, Stove, 2 x Microwave, Washer and Dryer

Charming 3 Bedroom Home with In-Law Suite!! Perfect for first-time buyers, or someone looking for a crew house. This clean and updated home offers a fantastic living experience! With 2 bedrooms upstairs and 1 bathroom, it features a cozy living room with a gas fireplace, creating a warm atmosphere. The large kitchen is ideal for cooking, while the master bedroom opens directly to two tier deck, The basement offers an in-law suite that can also be used as a spacious rec room, along with an additional bedroom and bathroom for added convenience. Enjoy the newly constructed front deck and a large, landscaped, fenced yard that provides plenty of outdoor space. Don’t miss this incredible opportunity in a great location!