



9234 94 Avenue  
Grande Prairie, Alberta

MLS # A2168571



# \$284,900

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Great starter home in Smith!1 Features a fully developed layout with two spacious bedrooms upstairs and one bathroom, complemented by a vaulted ceiling that adds a sense of openness. The lower level offers an additional two bedrooms and another bathroom and family room, Perfect for family or guests. Situated on a huge corner lot backing onto a park. The property is fully fenced, providing both privacy and ample outdoor space. Ideal for first-time buyers or some one looking for an investment property! Possession available December 4th. Book your showing today!