GRASSROOTS REALTY GROUP

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9707 92A Street
Grande Prairie, Alberta

MLS # A2282125

$259,900

Division:	Smith		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,347 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	2	**Baths:**	2
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Shed

Cute, updated, and move-in ready! This beautifully refreshed nearly 1,400 sq ft 3-level split duplex in Smith offers the perfect blend of affordability, thoughtful updates, and flexible living space. The bright main level welcomes you with a comfortable living room, kitchen, and dining area, creating a warm everyday gathering space filled with natural light. The functional 3-level split design provides excellent separation of space, featuring two living rooms that offer flexibility for entertaining, relaxing, a kids’ play area, or even a future home office setup. The home offers 2 bedrooms and 2 fully renovated bathrooms (2023), showcasing modern finishes and beautifully refreshed spaces that truly elevate the home. The primary bedroom features a large walk-in closet, providing great storage and convenience. Significant interior updates have already been completed, including fresh interior paint throughout (2024) and new interior and closet doors upstairs (2024), creating a clean, modern feel from the moment you walk in. Mechanical updates provide additional peace of mind with a hot water tank approximately 2 years old and a furnace that has been serviced annually. The stove was replaced last summer and the dishwasher is approximately 2 years old. Outside, the improvements continue. Shingles were replaced in 2021 by KRS Roofing, with the entire attached roof completed at the same time. Windows and soffits were replaced approximately 10 years ago, eavestroughs updated around the home, and a non-freeze exterior tap installed approximately 2 years ago. Step outside to a fully fenced backyard, offering a great space for kids, pets, gardening, or future outdoor projects. The yard also includes a storage shed and ample space to enjoy outdoor living. Plenty of parking adds to

the home's convenience. With major updates already completed, modern bathroom renovations, and room to personalize over time, this property presents an excellent opportunity for buyers looking for a move-in ready home with future potential. Affordable, updated, and ready for its next owner to enjoy.

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