



9237 95 Avenue  
Grande Prairie, Alberta

MLS # A2294064



**\$389,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	944 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to a property that checks all the right boxes—functionality, privacy, and value. This one-owner home is located in the desirable Smith Subdivision, this well-maintained 944 sq ft home offers 4 bedrooms and 2 full bathrooms, making it an ideal fit for first-time buyers, down-sizers, or anyone needing flexible space. For those who need room to work, store, or tinker—this property is a rare find. You get both an attached 22' x 24' garage and a detached 16' x 22' garage, offering incredible versatility for a workshop, toys, or extra vehicles. One of the standout features here is the private backyard with no rear neighbours, giving you that extra sense of space and quiet that's hard to come by. Whether you're relaxing, entertaining, or just enjoying the peace, this yard delivers. Inside, the home has been well cared for and offers practical living throughout. The main floor laundry adds convenience, and for those looking to maximize bedroom count, it can easily be converted back into an additional bedroom if desired. With immediate possession available and a price point under \$400,000, this is a strong opportunity in today's market—whether you're entering home-ownership, simplifying your lifestyle, or looking for a property with serious garage and workspace potential. Clean, functional, and move-in ready—with flexibility to make it your own.