



GRASSROOTS
REALTY GROUP

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9517 99 Avenue
Grande Prairie, Alberta

MLS # A2308030



\$249,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Smith | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 945 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Garden, Irregular Lot | | |

| | | | |
|--------------------|-------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space | LLD: | - |
| Exterior: | See Remarks | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: FRIDGE, STOVE, WASHER, DRYER

Charming and beautifully updated, this 2-bedroom, 1-bathroom detached home in Smith offers the perfect blend of modern comfort and peaceful surroundings. With 945 sq ft of living space, it features a brand-new kitchen, updated flooring, windows, and doors, along with added insulation, a new furnace, and hot water tank for year-round efficiency. The cozy wood-burning fireplace creates a warm and inviting atmosphere, while the single-car garage adds convenience and storage. Outside, enjoy a spacious backyard with mature trees—ideal for relaxing or entertaining. Meticulously maintained and move-in ready, this home is a fantastic opportunity to enjoy stylish living in a serene setting.