



GRASSROOTS

REALTY GROUP

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9811 95 Street
Grande Prairie, Alberta

MLS # A2315304



\$425,000

Division:	Smith		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: NA

Welcome to this beautifully maintained and extensively updated bungalow, perfectly situated on a 1/4 acre lot with the added bonus of a massive 24' x 32' detached garage. Featuring soaring 11'+ ceilings and a large 9' x 18' overhead door, this garage offers exceptional space for vehicles, toys, hobbies, or workshop needs. Combined with the generous parking area, this property is ideal for anyone looking for room to spread out. Inside, you'll find a bright and inviting home that has seen numerous recent improvements, including updated paint throughout, stylish new light fixtures, and a full appliance package that is only two years old. The modern kitchen is designed for both functionality and entertaining, featuring a gas range, over-the-range microwave, eye-catching tile backsplash, convenient prep island, and an abundance of crisp white cabinetry complete with rollout pantry storage. The dining area flows seamlessly into the spacious living room, highlighted by a stunning stone feature wall that creates a trendy and welcoming atmosphere. Down the hallway are three comfortable bedrooms, each offering excellent closet organization and updated lighting or ceiling fans, along with a well-appointed main bathroom. Downstairs, you'll find a large family room, two additional bedrooms, a full bathroom, dedicated storage room/flex space, laundry and utility area, plus extra storage tucked beneath the stairs. The basement bedrooms are very spacious, while the living room provides an amazing hosting spot! Step outside and enjoy the large composite front porch with premium Regal railing, perfectly positioned to capture west-facing views. The fully fenced backyard is truly a standout feature, offering plenty of room for family gatherings, pets, and outdoor enjoyment. You'll find two storage sheds, a firepit area, gazebo with hot tub wiring already in place, extended patio

space, and mature trees providing privacy and shade. Convenient alley access is available through both a man gate and double gate at the rear of the property. This move-in-ready home offers an incredible combination of indoor living space, outdoor amenities, and exceptional garage capacity—an opportunity that's hard to find in today's market. Call your favourite real estate professional TODAY and book a showing!