



**GRASSROOTS**  
REALTY GROUP

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**9249 94 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2316171**



**\$264,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Open Floorplan		

**Inclusions:** Shed

Welcome to this well-maintained half duplex offering a functional open-concept layout and comfortable living space. Built in 2003, this home features 3 bedrooms and 2 bathrooms, making it a great option for families or first-time buyers. Upstairs, you'll find two bright bedrooms and a full bathroom. One of the bedrooms features a patio door with direct access to the private deck and backyard, along with a convenient second entrance to the shared bathroom, creating a semi-ensuite feel. The spacious downstairs bedroom includes a double closet, offering plenty of storage and flexibility for a home office or additional living space. Step outside to enjoy the private deck overlooking the large backyard, with plenty of room for outdoor activities, gardening, or entertaining. Conveniently located close to schools, shopping centers, and everyday amenities, this property combines comfort, space, and a great location. Don't miss your opportunity to make it yours!