



GRASSROOTS
REALTY GROUP

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9137 94A Avenue
Grande Prairie, Alberta

MLS # A2316311



\$337,500

Division:	Cobblestone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	980 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: window coverings

Updated, affordable, and ideally located! This 980 sqft bi-level offers 2 bedrooms, 1 full bathroom, NEW flooring, FRESH paint and an undeveloped basement ready for your vision. Enjoy a fenced yard, single detached garage with alley access, and a prime location across from a park, near trails, school, and everyday amenities. A great opportunity for first-time buyers, downsizers, or investors! Call today to schedule your private viewing