



**9219 97 Avenue
Grande Prairie, Alberta**

MLS # A2323459



\$319,000

Division:	Smith		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,268 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Lawn, Many Trees, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: All appliances & window coverings

Whether you're an investor looking to add to your portfolio or a first-time home buyer seeking mortgage-helping rental income, this versatile property deserves a closer look. This 1,268 sq. ft. bungalow features a separate entrance leading to 2-bedroom basement suite, offering excellent income potential or space for extended family. The primary bedroom is large with a 2-piece ensuite. The detached single-car garage is ideal for a mid-sized car or SUV and provides additional storage for recreational equipment and outdoor gear. The main floor offers a comfortable and inviting living room highlighted by a newer gas fireplace, creating a warm gathering space for family and friends. Located at the rear of the home, the spacious primary bedroom features patio door access to the back deck, overlooking a nicely treed & private backyard—perfect for relaxing or entertaining. Outside, you'll appreciate the oversized driveway with ample parking for multiple vehicles, trailers, or RVs. Opportunities like this don't come along often. Contact your favorite REALTOR® today to arrange your private viewing.