



GRASSROOTS
REALTY GROUP

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9255 99 Avenue
Grande Prairie, Alberta

MLS # A2325621



\$395,000

Division:	Smith		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,112 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, See Remarks, Storage		

Inclusions: Negotiable

This beautiful bi-level with a heated oversized double detached garage has been meticulously maintained for the past 37 years, and the pride of ownership is evident from the moment you arrive. A welcoming foyer sets the tone as you step inside, leading up to the main living area where you'll find warm, timeless woodworking throughout. The bright living room flows into the dining area and kitchen, creating a comfortable space for everyday living and entertaining. Sliding glass doors off the dining room lead to the back deck, while a second door at the end of the hallway beside the kitchen provides additional access to the backyard. Down the hall is a full bathroom, two bedrooms, and the spacious primary bedroom with its own convenient two-piece ensuite. The partially finished basement offers a spacious family room, two additional bedrooms, a full bathroom, a large laundry room, cold storage, and a bonus area ready to suit your needs. The entire property has been beautifully landscaped, but the backyard is truly something special. Thoughtfully designed over the years, it features a large deck, a second lower deck perfect for relaxing, mature perennial gardens, garden boxes, stone accents, rhubarb, raspberries, strawberries, haskap berries, and the added privacy of an easement behind the property. New windows and a garage roof replaced just two years ago complete this exceptionally cared-for home, where pride of ownership is evident inside and out.