

**9241 94 Avenue
Grande Prairie, Alberta**

MLS # A2231002



\$319,900

Division:	Smith		
Type:	Residential/House		
Style:	Bi-Level		
Size:	935 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot		

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

Inclusions: N/A

Welcome to this fully developed bi-level home in the vibrant community of Smith! Offering 935 sq ft of living space, this home features 3 bedrooms and 2 full bathrooms—2 bedrooms and 1 bath on the main floor, and an additional bedroom and full bath in the spacious finished basement. The kitchen is equipped with stainless steel appliances and plenty of counter and cabinet space, with patio doors leading to a deck—perfect for summer BBQs. Stay comfortable year-round with central A/C, and enjoy the fully fenced backyard complete with a fire pit for cozy evenings. There's ample parking with a large pad that can accommodate multiple vehicles or an RV. Located near parks and the brand-new Smith Activity & Recreation Centre, this home offers both convenience and community. Don't miss your chance—contact your REALTOR® today to book a private viewing!