

**10633 92B Street
Grande Prairie, Alberta**

MLS # A2251530



\$379,900

Division:	Hillside		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,093 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, No Neighbour		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, See Remarks		

Inclusions: N/A

Discover an excellent opportunity to enter the red-hot Grande Prairie market with this charming character home, perfectly situated on a quiet street. The property boasts a 24x22 heated garage, a spacious yard with RV parking, and a cozy firepit—ideal for entertaining or relaxing outdoors. Inside, the fully developed layout offers plenty of space for the whole family. The main floor features two bedrooms, a full bathroom, and a stunning kitchen complete with granite countertops, soaring ceilings, and abundant natural light. Upstairs, enjoy your own private retreat in the master loft, which includes a large closet and a beautiful ensuite. The basement provides even more living space with a fourth bedroom, a welcoming family room with a gas fireplace, laundry area, and generous storage. Roof was replaced in the last 6 months. This home combines character, function, and great value—don't miss your chance to make it yours!