

**9265 94 Avenue
Grande Prairie, Alberta**

MLS # A2288113



\$272,000

Division:	Smith		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	700 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this well-maintained and affordable home ideally located near Cobblestone Plaza, offering convenient access to retail shopping, restaurants, grocery stores, and nearby parks. The exterior features attractive stone and stucco finishes, creating great curb appeal from the moment you arrive. Inside, you'll find a bright open-concept layout with durable vinyl and laminate flooring throughout the main living areas. This home offers 3 bedrooms and 2 full bathrooms, including a spacious primary bedroom complete with a walk-in closet. The fully developed basement provides additional living space, perfect for a family room, home office, or recreation area. Step outside to enjoy the fully fenced backyard, ideal for kids, pets, or entertaining guests, with easy access through double patio doors. The driveway offers parking for up to three vehicles, adding extra convenience. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this home offers comfort, functionality, and location all in one. Contact your REALTOR® today to schedule a viewing.