

**9241 95 Avenue
Grande Prairie, Alberta**

MLS # A2292884



\$249,900

Division:	Smith		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	928 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located in the Smith subdivision, this beautifully updated duplex has been fully transformed with an extensive 2023 renovation up and down! The upstairs offers 3 bedrooms and 1 bathroom, featuring new vinyl flooring throughout, fresh paint, new trim, modern light fixtures, and new switches and plugs. The stunning updated kitchen showcases new cabinets and countertops, complemented by new appliances including a stove, fridge, and dishwasher. The bathroom has been tastefully updated as well. Enjoy peace of mind with major upgrades such as a new washer and dryer (2025), new roof (2025), new hot water tank (2025), and newer windows upstairs. The basement includes a convenient in-law suite with its own kitchen, bedroom, bathroom, and a private side entrance—perfect for extended family or flexible use. Outside, the fully fenced backyard features mature trees and backs directly onto a park, offering a peaceful and private setting. A beautifully refreshed duplex is ready for new owners! Book your showing today!