

**9241 96 Avenue  
Grande Prairie, Alberta**

**MLS # A2166792**



**\$259,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** 2 x Fridge, Stove, 2 x Microwave, Washer and Dryer

Charming 3 Bedroom Home with In-Law Suite!! Perfect for first-time buyers, or someone looking for a crew house. This clean and updated home offers a fantastic living experience! With 2 bedrooms upstairs and 1 bathroom, it features a cozy living room with a gas fireplace, creating a warm atmosphere. The large kitchen is ideal for cooking, while the master bedroom opens directly to two tier deck, The basement offers an in-law suite that can also be used as a spacious rec room, along with an additional bedroom and bathroom for added convenience. Enjoy the newly constructed front deck and a large, landscaped, fenced yard that provides plenty of outdoor space. Don't miss this incredible opportunity in a great location!