

# **\$335,000 - 9511 98 Avenue, Grande Prairie**

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MLS® #A2193709

**\$335,000**

5 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.18 Acres

Smith., Grande Prairie, Alberta

This home is on a huge rectangular lot with no rear neighbours & tons of parking including detached garage! Inside the bungalow, there are 5 bedrooms in total (3 up, 2 huge down) and 2 full bathrooms. Many updates to the home's interior have been completed over the years. Upstairs has a giant entryway and large, bright living room, kitchen & dining area with built-in additional cabinets and patio doors leading to the back deck. Downstairs has set-up for second kitchen as well as the bathroom, laundry area with sink, storage room/workshop with shelving, and furnace room. Either bedroom could be used as a family room with the one bedroom having a massive walk-in closet. Just tons of overall storage spaces in the home. Mature trees are in front and back with the south side fenced yard having 10' x 20' deck that's only a couple years old. There are also flower beds & garden boxes and a fire pit. Summer is quickly approaching so you'll be able to enjoy the great outdoors with our long sunshine-filled days!

Long driveway can easily accommodate an RV and leads to the garage which has additional parts room/storage space and also has new shingles that were just put on late March 2025.

Home is located on a quiet street, close to shopping, Activity & Reception Centre, Rotary Soccer fields & playground. Immediate possession is possible! Seize the opportunity and contact a REALTOR® today for more info or to view.



Built in 1965

## Essential Information

MLS® #	A2193709
Price	\$335,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.18
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9511 98 Avenue
Subdivision	Smith.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0N8

## Amenities

Utilities	Electricity Connected, Sewer Connected
Parking Spaces	4
Parking	Additional Parking, Driveway, Garage Faces Front, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Washer, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, No Neigh
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 9th, 2025
Days on Market	12
Zoning	RG

**Listing Details**

Listing Office	Royal LePage - The Realty Gro
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