

9514 99 Avenue  
Grande Prairie, Alberta

MLS # A2244801



**\$279,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Smith                          |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | Bungalow                       |               |                   |
| <b>Size:</b>     | 1,000 sq.ft.                   | <b>Age:</b>   | 1961 (64 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                    |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot |               |                   |

|                    |                          |                   |    |
|--------------------|--------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Block                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks              |                   |    |

**Inclusions:** dryer, refrigerator (x2), stove (x2)

This centrally located home has seen some major renovations, transforming it into a bright and welcoming space with a functional layout and stylish updates. The main level features all new flooring, removing any previous carpet, along with fresh paint throughout, including the cupboards. The kitchen has been opened up and reimagined with a newer glass top stove, new countertops, new tile backsplash, and bright new vinyl windows in the kitchen, dining, and living room that let in tons of natural light. The upper level areas flow seamlessly together, making it perfect for entertaining or day to day living. Upstairs you will also find two bedrooms, including one that combines two original bedrooms into one massive space, plus a fully redone 4-piece bathroom. Downstairs offers plenty of potential, with a back entrance that separates the space nicely. There's a kitchenette, second living area, two additional flex rooms, and a second bathroom, all of which is ideal for guests, extended family, or the buyer's own vision. The backyard is huge, featuring mature trees, rear alley access, and a fire pit area to enjoy. All located in a central spot close to parks, shopping, groceries, and other amenities. A great mix of updates, space, and potential! Reach out to your agent to book a private viewing.