

**9213 115 Avenue
Grande Prairie, Alberta****MLS # A2282670****\$399,000**

Division:	Summit		
Type:	Residential/House		
Style:	Bi-Level		
Size:	937 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

This well-maintained family home is tucked away on a quiet cul-de-sac and is within walking distance to local schools. The fully fenced and landscaped backyard features a generously sized deck—perfect for outdoor entertaining. Inside, you’ll find an open-concept kitchen with brand new stainless steel appliances and a welcoming living room complete with a cozy wood stove for those cold winter evenings. Recent updates include new shingles in 2022 and a newer hot water tank, offering peace of mind for years to come. The lower level offers two additional bedrooms, a den, a 3-piece bathroom, and a convenient laundry room. A fully finished two-car garage and a two-car driveway provide ample parking. Contact your REALTOR® today to book your private showing.