

**9234 94 Avenue
Grande Prairie, Alberta****MLS # A2168571****\$284,900**

Division:	Smith		
Type:	Residential/House		
Style:	Bi-Level		
Size:	930 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air**Floors:** Carpet, Laminate, Linoleum**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Aluminum Siding**Foundation:** Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** RG**Utilities:** -**Inclusions:** N/A

Great starter home in Smith! Features a fully developed layout with two spacious bedrooms upstairs and one bathroom, complemented by a vaulted ceiling that adds a sense of openness. The lower level offers an additional two bedrooms and another bathroom and family room, Perfect for family or guests. Situated on a huge corner lot backing onto a park. The property is fully fenced, providing both privacy and ample outdoor space. Ideal for first-time buyers or some one looking for an investment property! Possession available December 4th. Book your showing today!