

9212 94 Avenue
Grande Prairie, Alberta

MLS # A2176191



\$280,000

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|------------------|--|---------------|-------------------|
| Division: | Smith | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Side by Side | | |
| Size: | 1,665 sq.ft. | Age: | 2001 (23 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s), Lawn, Street Lighting | | |

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|--------------------|---|-------------------|----|
| Heating: | Mid Efficiency, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Vinyl | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco, Vinyl Siding, Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Sump Pump(s) | | |

Inclusions: N/A

Welcome to this charming and spacious 2-story half duplex located in the Smith neighborhood! Perfectly designed for comfortable living, this home offers ample space, thoughtful updates, and fantastic amenities. On the first floor your greeted to a large family room complete with a cozy gas fireplace – an ideal spot for relaxing evenings. The family room also features access to a balcony, perfect for enjoying morning coffee or relaxing evenings. Further into the home, the kitchen boasts U-shaped counters with plenty of storage, plus convenient access to the laundry room, while the adjoining dining area opens to the back deck, making it easy to entertain or enjoy outdoor meals. A convenient half bathroom rounds out the main floor. Upstairs, you'll find a full bathroom, three bedrooms, and a spacious storage room. The master bedroom is a true retreat with its large closet and access to a second balcony, providing a private space to unwind. The basement offers a fully equipped theater room – perfect for movie nights or game days – with access to the backyard and garage. The garage is heated with a workbench for hobbies and storage. The fully fenced backyard provides both privacy and functionality, featuring a storage shed, raised garden beds, fire pit, and additional storage under the deck and alongside the house. Recent upgrades include new shingles and a hot water tank, all updated within the last three years to ensure peace of mind. This home is truly a gem in Smith and is ready for you to make it your own!