# \$309,000 - 9527 98 Avenue, Grande Prairie

MLS® #A2249532

## \$309,000

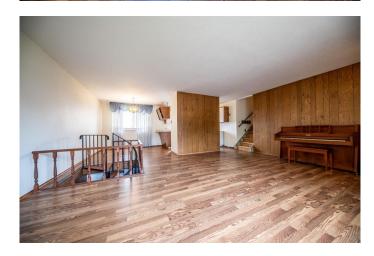
3 Bedroom, 2.00 Bathroom, 1,176 sqft Residential on 0.18 Acres

Smith., Grande Prairie, Alberta

Step into a home built with love and ready to write its next chapter! This beautifully maintained, one-owner custom-built residence was thoughtfully designed for family livingâ€"and now, it's waiting to welcome yours. Boasting 3 spacious bedrooms (with the potential to easily restore a 4th bedroom on the third level) and 2 bathrooms, this 1176 sqft home blends timeless vintage charm with solid, modern updates. You'll immediately notice the prestine laminate flooring and a layout that offers incredible versatilityâ€"including two cozy living rooms, one featuring a kitchenette ideal for a mother-in-law suite, teen hangout, or wet bar. A standout feature? The efficient wood stoveâ€"strategically placed to warm the entire house and accessed via a spiral staircase. Not only will it keep you cozy all winter long, but it's also a fantastic way to slash those heating bills. The south-facing backyard is a gardener's project, with mature perennials, fruit trees and a large garden space perfect for growing, harvesting, and canning your own produceâ€"especially with the built-in cold storage room just steps away. Additional highlights is a new roof (installed just 1.5 years ago), carport to protect your vehicle from the elements and tons of character with vintage finishings that make this home truly one-of-a-kind. Come see the potential for yourselfâ€"book your private showing today!







#### **Essential Information**

MLS® # A2249532 Price \$309,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,176
Acres 0.18
Year Built 1968

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 9527 98 Avenue

Subdivision Smith.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 0N8

#### **Amenities**

Parking Spaces 3

Parking Attached Carport, Off Street, Parking Pad

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Basement, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Garden

Roof Shingle Construction Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed August 18th, 2025

Days on Market 74
Zoning RG

# **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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