

**9223 97 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2173452**



**\$329,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Private		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** fridge, stove, washer, dryer

This bungalow has new siding on both the house and garage and new shingles on the house. There is also new vinyl windows throughout all of the upstairs. The basement has been completely renovated and much of the upstairs has been renovated and painted except for the kitchen. Three bedrooms upstairs with two-piece en-suite off the Master Bedroom. Newly renovated upstairs bathroom and fabulous updated rear entry. A dream garage that is 24' wide and 44' long, perfect for any mechanic, welder, woodworker or to store your recreational toys. Enjoy a large back yard with a 16' X 20' deck, mature trees backing onto an easement. 3 Bedrooms up, one bedroom down with a fully renovated bathroom in the basement.