



9217 94 Avenue  
Grande Prairie, Alberta

MLS # A2287205



**\$349,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge x2, Stove x2, Dishwasher x2, Washer, Dryer, Window Coverings

Investor Alert!!! Great home with suite in basement close to amenities including shopping, schools, restaurants, and more! The bright kitchen features a skylight, pantry, and dining area with access to a large deck—perfect for entertaining or relaxing outdoors. Upstairs you’ll find a spacious primary bedroom complete with a walk-in closet and 4-piece ensuite, along with a generously sized second bedroom and a full bathroom. The basement suite offers a full kitchen, cozy living room with gas fireplace, 1 bedroom, and 1 bathroom, plus a private entrance for added convenience. Shared laundry is located in a separate room with locking doors on both sides for privacy. Basement unit also has a deck. Outside, enjoy a fenced backyard and shared shed, making this a great option for investors for help on the mortgage payment. Home brings in \$3,100/month in rent.