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9516 98 Avenue
Grande Prairie, Alberta

MLS # A2342401



\$324,900

Division:	Smith		
Type:	Residential/House		
Style:	Bungalow		
Size:	866 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Deep Freeze in Garage, TV in Basement, Fence Posts in Garage

Located close to parks and playgrounds, this well-maintained bungalow offers a practical layout, numerous updates, and plenty of functional living space. The main floor features a modern kitchen with plenty of cabinetry and convenient access from the dining area to the deck, making it easy to enjoy the outdoors or entertain guests. The living room is bright and inviting with a large window that fills the space with natural light. Two bedrooms and a full bathroom with a tiled shower complete the main level. Master bedroom has triple pane window so you can sleep in peace & quiet. The fully finished basement provides excellent additional living space, featuring a family room, two more bedrooms, and a utility room with a 3-piece bathroom and plenty of storage. Recent improvements include a new furnace in 2018, newer spray-foam insulation, a newer tin roof, fascia & eavestrough, several newer light fixtures, newer main-floor windows, and a newer hot water tank. A hot tub was also added in 2023, providing a great spot to relax and unwind. Outside, the fenced yard is complemented by mature trees, creating a private and established setting. The detached double garage is heated and remains functional, with an additional storage room built onto the back for even more space. With its combination of updates, finished living space, mature yard, and convenient location near parks and playgrounds, this home offers plenty of value and versatility.