

# \$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 living—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 pristine laminate flooring and a layout that offers incredible versatility—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 stove—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 produce—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 yourself—book your private showing today!

Built in 1968



## 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 | 55                |
| Zoning         | RG                |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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