

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

MLS® #A2249532

\$309,000

3 Bedroom, 2.00 Bathroom, 1,176 sqft

Single Family 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! (id:6289)



Built in 1968

Essential Information

Listing #	A2249532
Price	\$309,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,176
Acres	0.18
Year Built	1968
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9527 98 Avenue
Subdivision	Smith
City	Grande Prairie
Province	Alberta
Postal Code	T8V0N8

Amenities

Features	See remarks, Other
Parking Spaces	3
Parking	Carport, Other, Parking Pad
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Garden Area
Foundation	Poured Concrete

Listing Details

Listing Office Grassroots Realty Group Ltd.



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Listing information last updated on October 18th, 2025 at 3:16am PDT