

\$319,000 - 9527 98 Avenue, Grande Prairie

MLS® #A2249532

\$319,000

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	\$319,000
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
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Lot Description	Back Yard, Garden
Roof	Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	6
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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