

\$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
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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	75
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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