

\$335,000 - 9523 99 Avenue, Grande Prairie

MLS® #A2246300

\$335,000

3 Bedroom, 2.00 Bathroom, 1,110 sqft

Residential on 0.16 Acres

Smith., Grande Prairie, Alberta

This charming bungalow offers great value with a large heated double detached garage, spacious yard, and flexible layout with side entry to the basement. Inside, the main floor features an open living and dining area filled with natural light from large front windows, a functional kitchen with pantry, and main floor laundry hookups for added convenience. Two well-sized bedrooms and a full 4-piece bathroom complete the upper level.

The side entrance leads either up to the kitchen area, or down to a basement that includes a third bedroom, 3-piece bathroom, cold storage, a utility/laundry room, and a large living space—perfect for extended family, guests, or future suite potential.

Step outside to enjoy the rear deck, covered storage area behind the garage, and a large yard with gated access to the rear alley. Recent updates include some newer windows, a newer roof, and a new garage heater. A solid option for first-time buyers, investors, or anyone looking for a well-maintained home with plenty of space inside and out.

Built in 1963

Essential Information

MLS® # A2246300

Price \$335,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.16
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9523 99 Avenue
Subdivision	Smith.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0R1

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Laminate Counters
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Zoning	RG

Listing Details

Listing Office	eXp Realty
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