



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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9527 98 Avenue
Grande Prairie, Alberta

MLS # A2249532



\$309,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	n/a		

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!