



9307 104 Avenue
Grande Prairie, Alberta

MLS # A2307922



\$289,900

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	975 sq.ft.	Age:	1960 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SHEDS

Great Starter Home or Investment Opportunity! This charming bungalow features 2 bedrooms and 1 full bathroom, with a spacious and functional kitchen and dining area that opens into a bright, inviting living room—perfect for everyday living. Extensively renovated within the past 5 years, this home offers modern updates while still maintaining its warm and welcoming feel. It has been very well cared for and shows beautifully—clean, comfortable, and completely move-in ready. Outside, you’ll love the convenience of a carport to keep your vehicle protected, along with the added bonus of a heated garage for year-round use. The backyard offers plenty of space and includes a patio just off the dining area—ideal for relaxing or entertaining—as well as a storage shed for extra convenience. There is a lovely garden spot and planted flower beds as well. Offering great value, this home is ready for you to move in and enjoy!