



9321 101 Avenue
Grande Prairie, Alberta

MLS # A2313287



\$252,500

Division:	Hillside		
Type:	Residential/House		
Style:	Bungalow		
Size:	769 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Woodstove

Super Affordable Starter Home - Fully Developed - 4 Bedrooms, 2 Full Bathrooms - Fence / Deck / Landscaped - There is double parking in the front as well. This is a wonderful house to call home. A generous sized living room with a huge window. An opening in the wall to allow conversations to follow between everyone. L-shaped kitchen that has bright white cabinets with window over the sink to look out to your backyard. It also opens up to the living area making it easy to converse with your friends or family. Down the hall is a full bathroom and two bedrooms. A side entrance leading to the backyard and stairs down to the finished basement. An epoxy coating on the floor to last a life time along with a wood stove in the corner to make it extra cozy. There is great sized bedrooms and full bathroom. An enormous mechanical & laundry area with more for storage. An updated furnace and hot water tank. The three tier deck with plenty of trees for shade & privacy. It is fenced to keep in your kids or critters. We all love a garage especially in this price range. I wouldn't pass up the opportunity to get a first look at this home!