



**GRASSROOTS**  
REALTY GROUP

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9856 104 Avenue  
Grande Prairie, Alberta

MLS # A2319894



**\$309,800**

<b>Division:</b>	VLA Montrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Many Trees		

**Heating:** Forced Air

**Floors:** Laminate, Vinyl Plank

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**Inclusions:** n/a

Affordable home with plenty of potential! Whether you're looking for your first property, an investment opportunity, or a project to add value, this home offers a functional layout and a large lot at an attractive price point. The main floor features 3 bedrooms and a full bathroom, while the fully developed basement includes 2 additional bedrooms, a 3-piece bathroom, and a kitchenette, providing plenty of space and flexibility. Outside offers room for future development, including the possibility of building a garage. Over the years, several major updates have been completed, including windows, shingles, siding, foundation membrane protection, and basement renovations. With immediate possession available and plenty of opportunity to build equity through improvements, this property is ready for its next owner to make it their own.