



9321 104 Avenue
Grande Prairie, Alberta

MLS # A2323171



\$214,900

| | | | |
|------------------|--------------------------------|---------------|-------------------|
| Division: | Hillside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 740 sq.ft. | Age: | 1956 (70 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot | | |

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Partial

Exterior: Wood Frame

Foundation: Perimeter Wall

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RT

Utilities: -

Inclusions: Shed

Looking for your first home, an income property, or a comfortable option for downsizing? This two-bedroom, one-bath bungalow on a huge lot offers a great opportunity with plenty of potential. The home has seen numerous updates over the years, including the installation of a high-efficiency furnace, some updated windows, updated plumbing and electrical, refreshed kitchen and bathroom, updated trim, ceiling knockdown, and fresh paint inside and out. The large lot offers excellent outdoor space, future potential, and flexibility, while the location adds even more value. Situated just steps from Hillside Elementary School, a play field, outdoor rink, and public transit, this property is well positioned in an area seeing continued redevelopment. Whether you are entering the market, adding to your rental portfolio, or looking for a simpler place to call home, this property is worth a look. Contact your favorite real estate professional today for more information or to arrange a viewing.