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# 9516 102 Avenue
# Grande Prairie, Alberta

## MLS # A2345355

## $219,900

| | | | |
|---|---|---|---|
| **Division:** | Hillside | | |
| **Type:** | Residential/House | | |
| **Style:** | Bungalow | | |
| **Size:** | 870 sq.ft. | **Age:** | 1952 (74 yrs old) |
| **Beds:** | 2 | **Baths:** | 1 |
| **Garage:** | Parking Pad | | |
| **Lot Size:** | 0.14 Acre | | |
| **Lot Feat:** | Back Lane, Back Yard, City Lot | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Ceramic Tile, Laminate | **Sewer:** | - |
| **Roof:** | Asphalt | **Condo Fee:** | - |
| **Basement:** | Partial | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | RT |
| **Foundation:** | Perimeter Wall | **Utilities:** | - |
| **Features:** | See Remarks | | |

**Inclusions:** N/A

Situated on a large lot in a mature neighborhood, this charming 2-bedroom, single-level home offers an excellent opportunity for first-time buyers or investors looking for an affordable property with room to grow.  The home features a practical layout with comfortable living space all on one level, making it easy to maintain and ideal for a wide range of buyers. The spacious yard provides plenty of room for outdoor living, gardening, future development, or simply enjoying the extra space that’s hard to find at this price point.  What makes this property especially attractive is the value: priced similar to many condos, but with no condo fees and the benefit of your own private yard. It’s a smart alternative for buyers who want independence, outdoor space, and long-term potential without the added monthly costs.  Whether you’re looking for a starter home, rental property, or investment opportunity, this property offers affordability and flexibility in an established neighbourhood close to everyday amenities.

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